



## Special Council Meeting

Mamawi Community Hall  
128 Cardinal Ave, Fort Chipewyan, AB T0P 1B0

Tuesday, May 1, 2018  
6:00 PM

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### Agenda

1. **Call to Order**

2. **In-Camera Session**

2.1 Meeting with Mikisew Cree First Nation  
(in camera pursuant to section 21(1) and 24(1) of the *Freedom of Information and Protection of Privacy Act*.)

2.2. Meeting with Fort Chipewyan Metis  
(in camera pursuant to section 21(1) and 24(1) of the *Freedom of Information and Protection of Privacy Act*.)

2.3. Meeting with Athabasca Chipewyan First Nation  
(in camera pursuant to section 21(1) and 24(1) of the *Freedom of Information and Protection of Privacy Act*.)

3. **Unfinished Business - Mamawi Community Hall at 6:00 p.m.**

3.1. Public Hearing for Bylaw No. 18/005 – Fort Chipewyan Area Structure Plan

3.2. Bylaw No. 18/005 - Fort Chipewyan Area Structure Plan

1. THAT Bylaw No. 18/005, being a bylaw to adopt the Fort Chipewyan Area Structure Plan, be read a second time.

2. THAT Bylaw No. 18/005 be read a third and final time.

4. **New Business**

4.1. Truth and Reconciliation Commission of Canada Calls to Action Update

THAT the Truth and Reconciliation Commission of Canada Calls to Action update be accepted as information.

4.2 Council Committee Appointment (report to follow)

**Adjournment**

**Public Hearing re: Bylaw No. 18/005 – (Fort Chipewyan Area Structure Plan)**

- A. Introduction from Administration
  - Chris Booth, Acting Manager, Planning and Development
- B. Written Presentations
  - Jeff Jardine - in opposition
- C. Verbal Presentations
  - Mikisew Cree First Nation - in support
- D. Other Verbal Presentations (Time Permitting and with Consent of Council)
- E. Questions of Council
- F. Closing Statement from Administration

### Introductory Remarks:

After further review of the Fort Chipewyan Area Structure Plan following First Reading on March 27, 2018, Mikisew Cree First Nation (MCFN) identified areas of the Plan that could be improved. Administration has collaborated with MCFN to introduce three minor amendments intended to clarify existing themes in the Plan. The amendments are set out below, and do not alter the policy direction of the Plan as put forward to Council at First Reading.

THAT Schedule “A” of Bylaw No. 18/005 be amended by:

1. Including the following at page 2 as a new section after the “Acknowledgements” section and before the “Table of Contents” section:

#### RECOGNITION OF INDIGENOUS RIGHTS

The Municipality recognizes the existing rights of Indigenous Peoples to use their traditional lands. The implementation of the Fort Chipewyan ASP is not intended to and should not be interpreted as to abrogate or derogate from Indigenous Peoples’ rights to use lands within the Plan area for traditional and cultural purposes or any consultation duties that may arise in relation to those rights.

2. Deleting the paragraph under the heading “ASP Amendments” at pages 49 and 50 and replacing it with the following:

#### ASP Amendments

The Plan provides a guide for land use and development in Fort Chipewyan over the next 10 years. The Plan will also be periodically reviewed and amended to ensure that it remains relevant and, where possible, coordinated with future development of nearby Indian Reserves. Future development in the Hamlet will take place in accordance with the policy directions in the Plan. However, changing or unforeseen circumstances in and around the Hamlet may necessitate amendments to the Plan’s Generalized Land Use Concept Map or policies. This may include further engagement with Indigenous Peoples, community members and developers to consider new information or address new development concerns, objectives or strategies. Site-specific amendments of the Plan may also be required by developers. The preparation of an Outline Plan will also require an amendment to this Plan. All amendments to the Plan will follow approved municipal procedures and will be done by a Council approved Bylaw.



Should any of the Hamlet area lands be granted Métis settlement or First Nation Reserve status, the Fort Chipewyan ASP will be amended to remove these lands from the Plan area.

3. Including the following at the bottom of page 8 as the last sentence of the section under the heading “Lower Athabasca Regional Plan (LARP):

Note: The LARP was reviewed in 2015 by a review panel under the *Alberta Land Stewardship Act*. The review panel determined that the LARP directly and adversely affects Mikisew Cree First Nation and Athabasca Chipewyan First Nation. Both Nations continue to raise concerns with the Government of Alberta about the LARP and the need for it to be amended.

**From:** webmaster  
**Sent:** Tuesday, April 24, 2018 2:52 PM  
**To:** Legislative Assistants  
**Subject:** Public Hearing Submission Form (response #15)

## Public Hearing Submission Form (response #15)

### Survey Information

Site:	Wood Buffalo internet
Page Title:	Public Hearing Submission Form
URL:	<a href="http://www.rmwb.ca/Municipal-Government/Mayor-and-Council/Public-Hearings/Public-Hearing-Submission-Form.htm">http://www.rmwb.ca/Municipal-Government/Mayor-and-Council/Public-Hearings/Public-Hearing-Submission-Form.htm</a>
Submission Time/Date:	2018-04-24 2:51:41 PM

### Survey Response

First Name	Jeff
Last Name	Jardine
E-mail address	FOIP ACT s.17(1)
Organization Represented (if applicable)	
Bylaw for which the submission is for	Bylaw No. 18/005
What is your position on the bylaw?	In opposition of the bylaw
What kind of submissions would you like to make?	Verbal Submission
<b>WRITTEN SUBMISSION</b>	

Please attach a file if you choose to submit written materials	
Do you wish to speak at the hearing?	<div>No</div>



## COUNCIL REPORT

Meeting Date: May 1, 2018

**Subject: Bylaw No. 18/005 - Fort Chipewyan Area Structure Plan**

**APPROVALS:**

**Annette Antoniak**

\_\_\_\_\_  
Director

\_\_\_\_\_  
Chief Administrative Officer

**Recommended Motion:**

1. THAT Bylaw No. 18/005, being a bylaw to adopt the Fort Chipewyan Area Structure Plan, be read a second time.
2. THAT Bylaw No. 18/005 be read a third and final time.

**Summary:**

The proposed Fort Chipewyan Area Structure Plan (ASP) is a 10-year plan that provides a framework to guide future growth and development in the Hamlet of Fort Chipewyan. The ASP establishes policies that ensure future development of land in the Hamlet occurs in an orderly and sustainable manner. The proposed ASP, when adopted by Council, will replace the existing *Fort Chipewyan Area Structure Plan* (Ministerial Order #464/91). The authority to adopt or repeal area structure plans is vested with Council under the *Municipal Government Act*.

**Background:**

The Hamlet of Fort Chipewyan is a rural community located approximately 200 kilometres (280 road kilometres) north of Fort McMurray. It is the most populated rural community in the Municipality with a total population of 1,014 people (2015 Municipal Census). Established in 1788 as a fur trading post, the Hamlet is Alberta's oldest continually settled community. The Hamlet includes approximately 1,000 hectares of land and is bordered by two First Nation reserves: Allison Bay Reserve (No. 219) to the northeast and Dog Head Reserve (No. 218) to the southwest. The proposed Fort Chipewyan ASP area contains lands only within the Hamlet boundary (Attachment 1). It does not include lands within the Allison Bay and Dog Head reserves or the Fort Chipewyan Airport.

Preparation of the proposed Fort Chipewyan ASP involved extensive engagement with residents and other community stakeholders, including representatives from the Athabasca Chipewyan First Nation, Fort Chipewyan Métis Local 125, and Mikisew Cree First Nation. Staff from municipal departments and the Government of Alberta were also

engaged throughout the process. Issues identified included:

- The need to protect the lakefront and environmentally significant areas
- The desire for the development of affordable housing
- The need for new land for development; and
- The expansion of municipal water and sanitary sewer systems

Input from engagements, along with the community's vision for the Hamlet, background research and other statutory plans, informed the guiding principles and policies in the proposed ASP. The proposed Fort Chipewyan ASP is guided by five broad principles:

- Protect the Natural Environment and Promote an Enhanced Lakefront
- Address Housing Needs
- Support Economic and Tourism Development Opportunities
- Recognize Cultural Needs
- Provide Adequate Municipal Services and Infrastructure

Each principle is supported by more specific objectives and policies. The policies promote sustainable development practices, the protection of environmentally significant areas and the development of a wide range of housing choices. They also support the development of local tourism and commercial opportunities and the protection of historically and culturally significant areas. Further, the policies promote measures to enhance municipal infrastructure and community services and safety.

### **Rationale for Recommendation:**

The existing *Fort Chipewyan Area Structure Plan* (Ministerial Order #464/91) was approved more than 25 years ago. Updating the ASP will ensure that the community's concerns and priorities are reflected in the ASP, and that appropriate land uses are identified.

The proposed ASP respects the existing land use pattern in the Hamlet and allows new development opportunities that will meet the community's need and desires. It also ensures that future development of land in the Hamlet occurs in an orderly and sustainable manner. Further, the proposed ASP creates consistency with other municipal statutory plans, such as the *Lower Athabasca Regional Plan* (LARP) and *Municipal Development Plan* (MDP). Adopting the proposed ASP also provides an opportunity to create alignment between community priorities and the Municipality's 2018 - 2021 Strategic Plan.

### **Strategic Priorities:**

Responsible Government  
Rural and Indigenous Communities and Partnerships

**Attachments:**

- 1. Bylaw No. 18/005**
- 2. Schedule A - Fort Chipewyan Area Structure Plan**
- 3. Fort Chipewyan ASP Map**
- 4. Fort Chipewyan ASP 2015-2016 Engagement Summary Report**
- 5. Fort Chipewyan ASP 2017 Engagement Summary Report**

**BYLAW NO. 18/005****BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO  
ADOPT THE FORT CHIPEWYAN AREA STRUCTURE PLAN**

**WHEREAS** Section 633 of the *Municipal Government Act*, R.S.A., 2000, c.M-26 and amendments thereto authorizes Council to enact a bylaw adopting An Area Structure Plan.

**NOW THEREFORE**, the Council of the Regional Municipality of Wood Buffalo, in the Province of Alberta, in open meeting hereby enacts as follows:

1. Bylaw No. 18/005, being the Fort Chipewyan Area Structure Plan as set out in Schedule A, is hereby adopted.
2. Ministerial Order No. 464/91 and all amendments thereto is hereby repealed.
3. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time this 27<sup>th</sup> day of March, A.D 2018.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2018.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2018.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer



# FORT CHIPEWYAN AREA STRUCTURE PLAN

Attachment: 2. Schedule A - Fort Chipewyan Area Structure Plan (Fort Chipewyan Area Structure Plan)







## PURPOSE

The Fort Chipewyan Area Structure Plan (ASP/the Plan) is prepared in accordance with section 633 of the *Municipal Government Act* (MGA) and aims to:

- Guide future growth in a manner that is consistent with the Municipal Development Plan (MDP);
- Establish policies that promote orderly and sustainable land uses in the area; and
- Integrate existing and future infrastructure requirements with proposed generalized land uses.

The Plan replaces the 1991 *Fort Chipewyan Area Structure Plan* (Ministerial Order #464/91) as the key policy document for the next 10 years. The Plan will be reviewed every five years to ensure it remains relevant.

## ACKNOWLEDGEMENTS

The Plan was developed by the Regional Municipality of Wood Buffalo (the Municipality) with input from residents and other stakeholders. The Municipality thanks all participants, including residents and representatives from the Athabasca Chipewyan First Nation (ACFN), Fort Chipewyan Métis Local #125 and Mikisew Cree First Nation (MCFN) for kindly giving their time and sharing their views on making Fort Chipewyan a better place to live, work and play.

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# PART 1: SETTING THE STAGE

This section sets the context for the Plan. It provides an overview of the community's existing conditions and vision. It also describes the planning framework and the public engagement process.



## OVERVIEW OF THE HAMLET OF FORT CHIPEWYAN

### Location

The Hamlet of Fort Chipewyan is located approximately 200 kilometres north of Fort McMurray (or 280 kilometres by ice road) (see Map 1). As the Municipality's most remote community, Fort Chipewyan is accessible by plane and boat in the summer, and by plane and ice road in the winter.

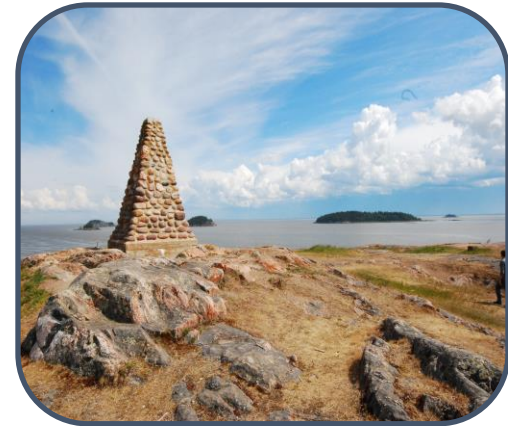
### The Plan Area

The Fort Chipewyan ASP follows the Hamlet's boundary. A map of the Plan area is provided in Map 1. The Hamlet includes approximately 1,000 hectares of land and is bordered by two Mikisew Cree First Nation (MCFN) Reserves: Allison Bay Reserve (no. 219) and Dog Head Reserve (no. 218) (see Map 1). The Plan applies to all lands that are under the jurisdiction of the Municipality, excluding the Fort Chipewyan Airport, which lies outside the Hamlet boundary. It also does not include lands within the Allison Bay and Dog Head Reserves.

Residents of Fort Chipewyan primarily identify as Athabasca Chipewyan First Nation, Fort Chipewyan Métis Local #125 and Mikisew Cree First Nation. Though the three groups maintain politically distinct identities, they share many traditional ways of life and culture and have strong social relationships and kinship ties.

Fort Chipewyan is the most populated rural community in the Municipality with 1,014 residents in 2015 (RMWB, 2015). From 1999 to 2015, the population has remained stable at just over 1,000 residents, although a low of 744 people was seen in 2005 and a high of 1,261 people was seen in 2010. While the exact cause of these variations is not clear, they may be due to different methods of undertaking previous censuses. Population projections for the Hamlet suggest the population could grow to as many as 1,200 people by 2035 (RMWB, 2017).

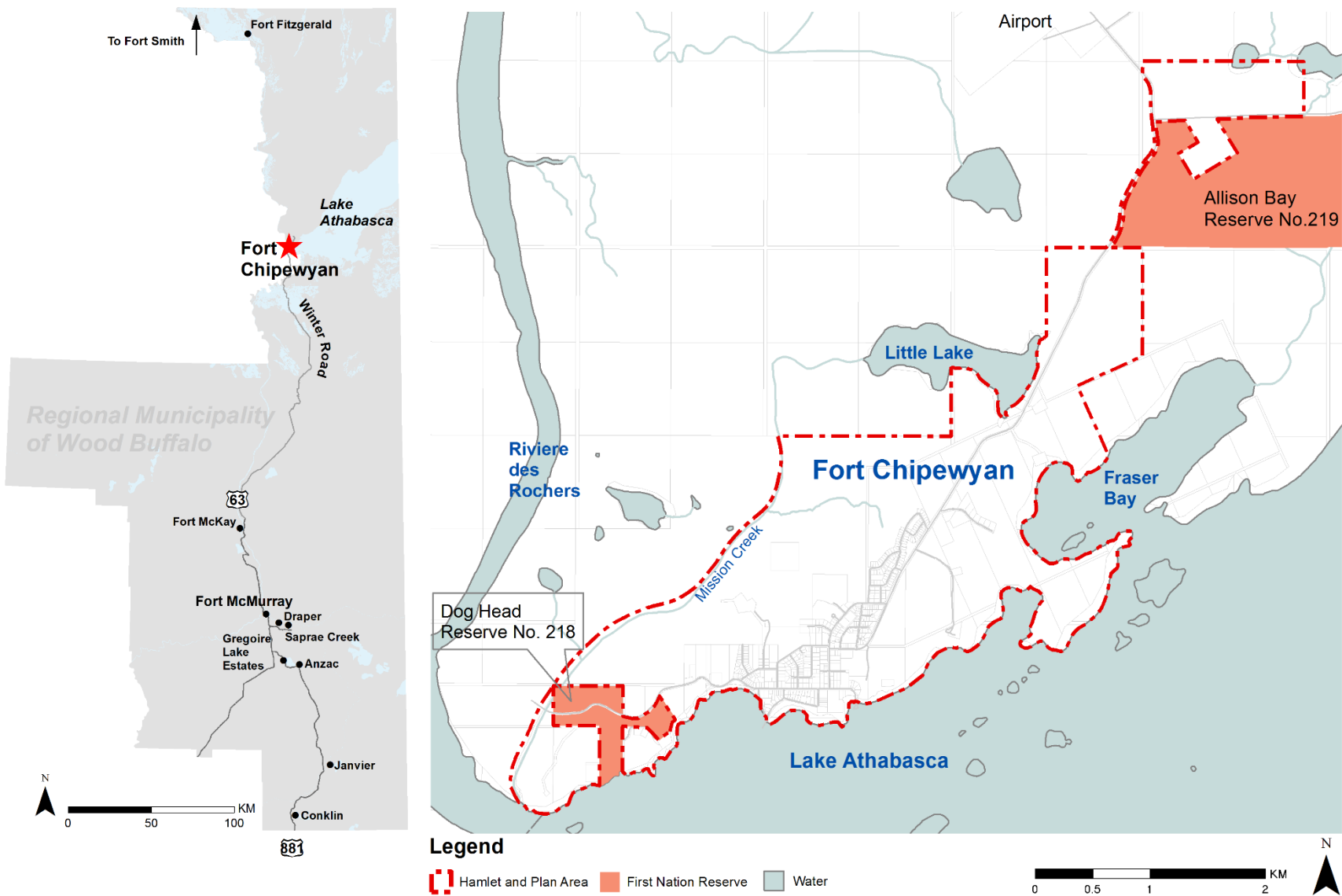
Projecting the population of the Hamlet is challenging. Unlike Fort McMurray, investments in oil sands appear to have minimal influence on the population of the community. This suggests that other factors are likely more important, such as natural change (births and deaths) and the movement of residents from other rural areas (RMWB, 2017). Furthermore, there is the possibility that additional people may decide to return to the community and their ancestral territory, influencing population projections. The Plan accounts for this potential cultural growth, and includes several options for accommodating it in the future.



### “Fort Chip”

Locally known as “Fort Chip,” the Hamlet of Fort Chipewyan was established in 1788 as a fur trading post by the North West Company. It remains Alberta's oldest, continually settled community.

Rich in history and culture, the community is also home to many peoples, including members of the Athabasca Chipewyan and Mikisew Cree First Nations and residents of Métis heritage. Today, residents still enjoy trapping, hunting and many other land-based activities.



MAP 1: FORT CHIPEWYAN LOCATION AND ASP BOUNDARY



## EXISTING CONDITIONS

### Natural Environment

Located on the north shores of Lake Athabasca, Fort Chipewyan is remote and surrounded by nature. The natural environment that surrounds Fort Chipewyan's built area is rugged, containing granite outcrops, low lying areas, wildlife habitats and forests. One of the most treasured features of the Hamlet is its lakefront. These features, while contributing to Fort Chipewyan's unique character, may create constraints to development.

The Hamlet also contains sensitive habitats and natural areas. Government of Alberta data identifies Sensitive Raptor (peregrine falcon) habitat in the eastern part of the Hamlet (see Map 4). Peregrine falcons are classified as a threatened species under the Provincial *Wildlife Act*. The Government of Alberta provides regulatory requirements for development that may impact falcon habitat. This includes restrictions on the types of development allowed in proximity to nests, seasonal restrictions, and requirements to undertake wildlife surveys. The Government of Alberta also identifies Environmentally Sensitive Areas (ESAs) in the Hamlet. These areas may contain one or more rare or unique features. Because ESAs are mapped at the quarter section scale, further identification is needed by those undertaking development to determine which features may be present and what regulatory requirements may be required.

Residents have indicated that traditional land use areas may exist in the Hamlet. Further studies, such as a traditional use study, are needed to identify and locate these areas to help ensure traditional harvesting territories are maintained. In natural areas and along McDermot Avenue, informal trails have been created and are popular with off-highway vehicle (OHV) users.

Fire hazard assessments show that the boreal spruce and jack pine forests surrounding the community pose a high to extreme wildfire threat (Government of Alberta, 2016). Efforts are underway by the Municipality to implement FireSmart principles to reduce the threat. This includes constructing fuel breaks (removing trees) and increasing awareness among residents. The *Regional Municipality of Wood Buffalo 2018-2021 Strategic Plan* also calls for the creation of community-based emergency preparedness plans to identify hazards and develop unique plans.

Located adjacent to Lake Athabasca, there may be potential for flooding. Provincial Flood Hazard Mapping is currently unavailable for the Hamlet. Residents have described past flooding of Lake Athabasca, while also describing decreasing lake levels today.

### Built Constraints

Built constraints, or man-made constraints, exist in the Plan area. These include a sewage lagoon, an operating landfill and two former landfill/dumping sites (see MAP 2 and MAP 3). Development surrounding these facilities is regulated by the Government of Alberta's *Subdivision and Development Regulation*. Schools, hospitals, food establishments and residences are generally not allowed within 300 metres of wastewater treatment plants (lagoons) and non-operating landfills. For operating landfills, this setback increases to 450 metres. Setbacks are shown on Map 4.

## Built Form and Land Uses

The Hamlet has a physically well-defined downtown area where commercial and public service uses are clustered. These uses include a grocery store, gas station, several restaurants, post office, hotel, municipal office, health care centre, and several offices (including the multiplex centre). These are generally found along MacKenzie Avenue and Flett Street. Residential uses in the Hamlet are predominantly in the form of single detached dwellings and manufactured homes. There are also a number of vacant lots within the downtown and throughout the Hamlet.

Surrounding the downtown is a residential area with single detached dwellings and manufactured homes and a smaller number of multi-unit residential developments. Also located here are public services and community recreation facilities, including a fire hall, school (K-12), aquatic centre, arena, fitness centre, youth centre and community hall.

Further north is the Diana subdivision (locally known as “Muskeg Area”), a residential area and the most recent expansion of the community (in 1991). Most lots are developed with single detached dwellings or manufactured homes.

West of the downtown, a small number of single detached dwellings and manufactured homes are found among the granite outcrops that characterize the landscape. Due to the granite outcrops, much of this land remains undeveloped.

## Residential Land Use

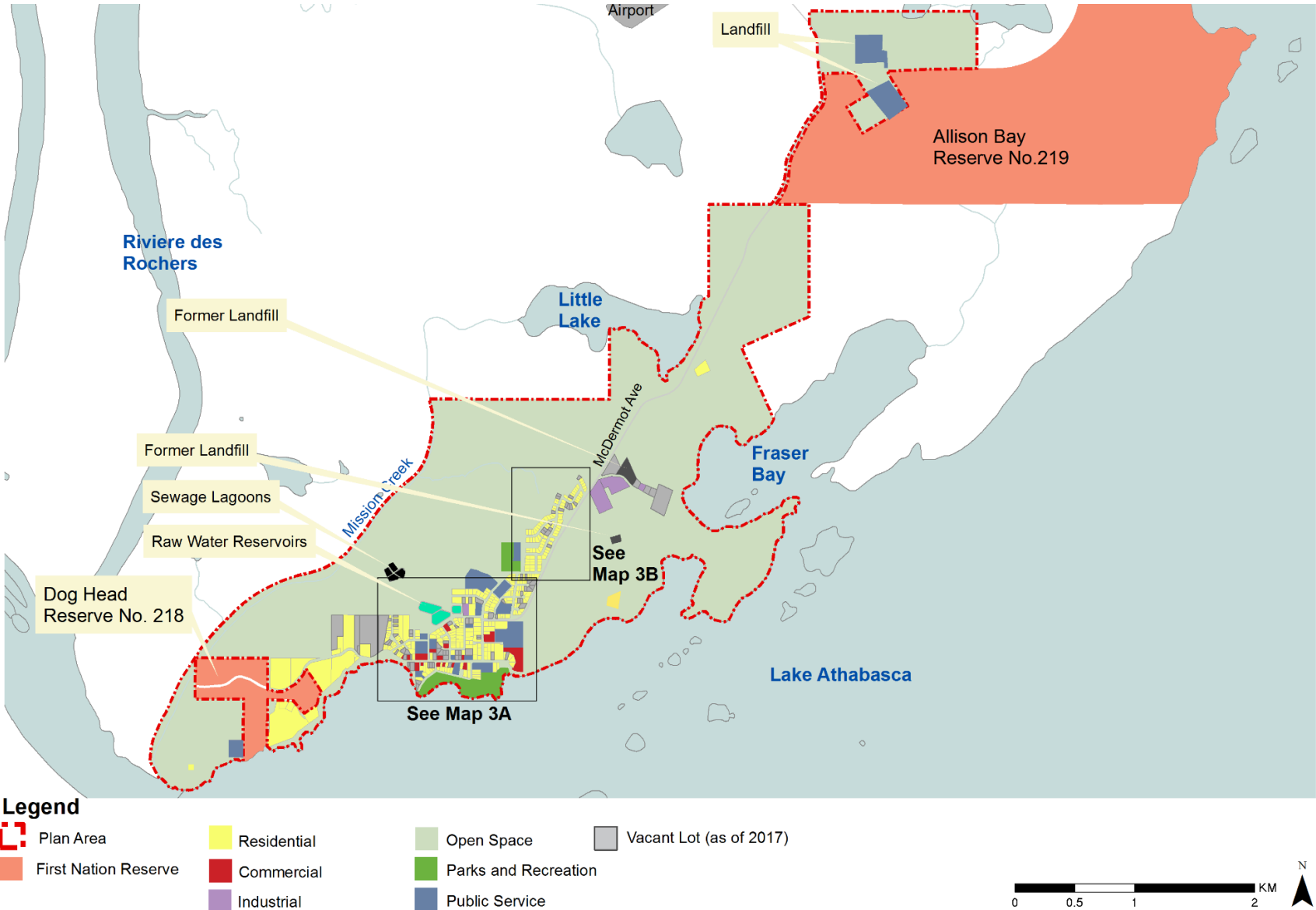
Addressing housing needs is a priority for residents. There is a need for more affordable housing and greater variety in housing forms. Wood Buffalo Housing and Development Corporation is currently working to bring 16 manufactured homes to the community to help address the shortage of housing. The housing corporation also operates Ayabaskaw House for Elders. As a remote community, Fort Chipewyan is further challenged by high housing costs, a real-estate market where many sales occur informally by word-of-mouth, and where land is highly valued by families. Some lots in the Hamlet are also owned by Indigenous and Northern Affairs Canada (INAC) and are not available to all community members.

Single detached dwellings on individual lots are the most common type of residential use in the Hamlet (at 65% of all dwelling units). Multi-unit residential developments make up the remainder. Through a desktop review, approximately 60 lots were found to be vacant (i.e., having no structures). The 2015 Municipal Census reported that 45 dwelling units were unoccupied (RMWB, 2015). A key priority for community members is for new residential lots to be made available. In 2011, the Municipality initiated the *Fort Chipewyan Residential Land Strategy*.<sup>1</sup> As part of the Strategy, studies were commissioned to explore the suitability of new lands for development. The studies explored the suitability of lands east of the downtown area (“Sandy Bay Area”) and to the northeast (“Little Lake Area”).

Serviced and un-serviced (truck-based water and sanitary) options were studied and found to be technically feasible but expensive due to high development costs and physical constraints (e.g., granite outcrops).

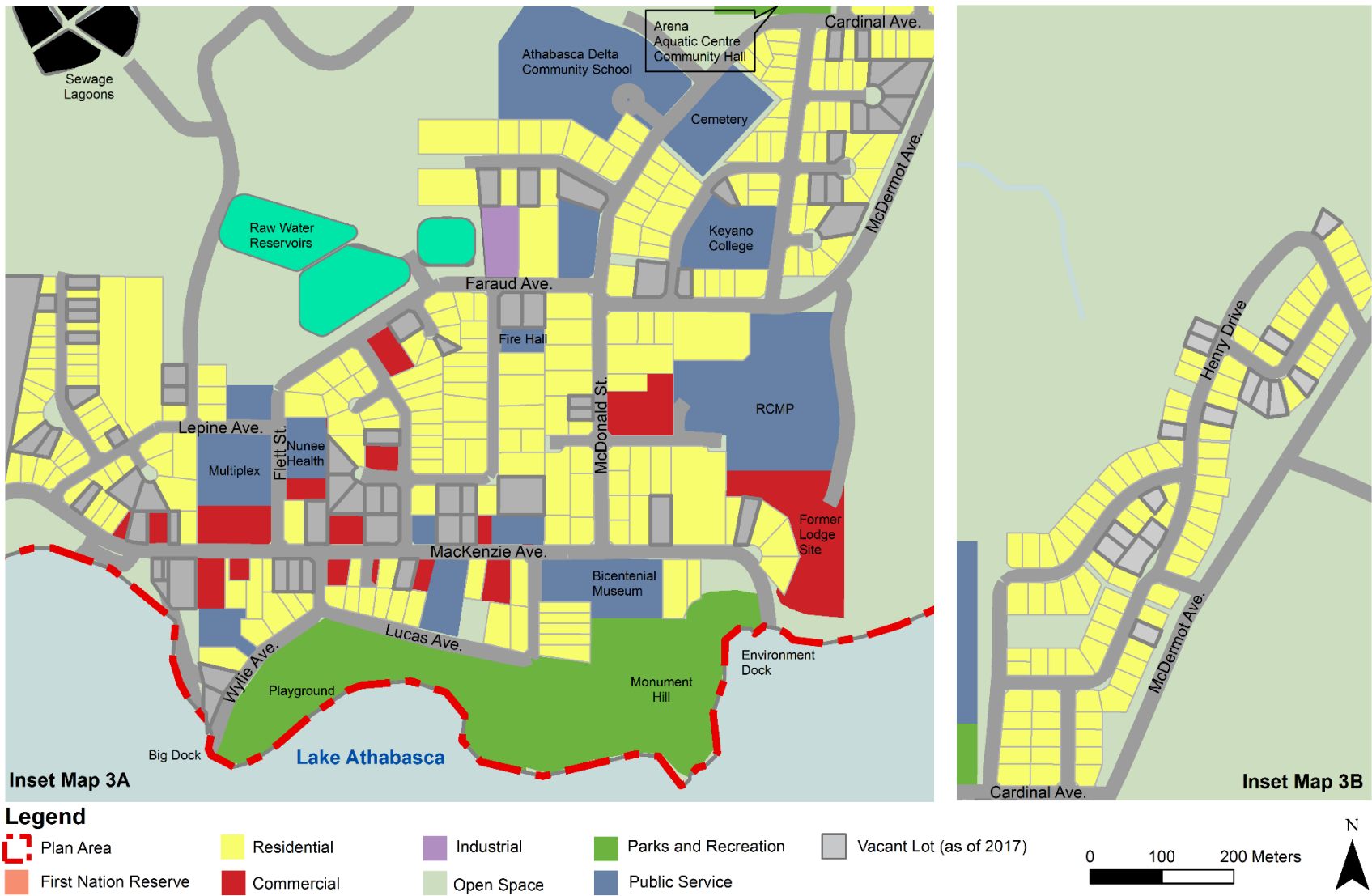
<sup>1</sup> The results of Fort Chipewyan Residential Land Strategy were presented to RMWB Mayor and Council on December 13, 2011 and May 28, 2013. Additional information can be found in the following studies: Hamlet of Fort Chipewyan Residential Expansion Areas Conceptual Servicing Areas (2011) and Concept Plans for Little Lake Residential Expansion Areas (2012).





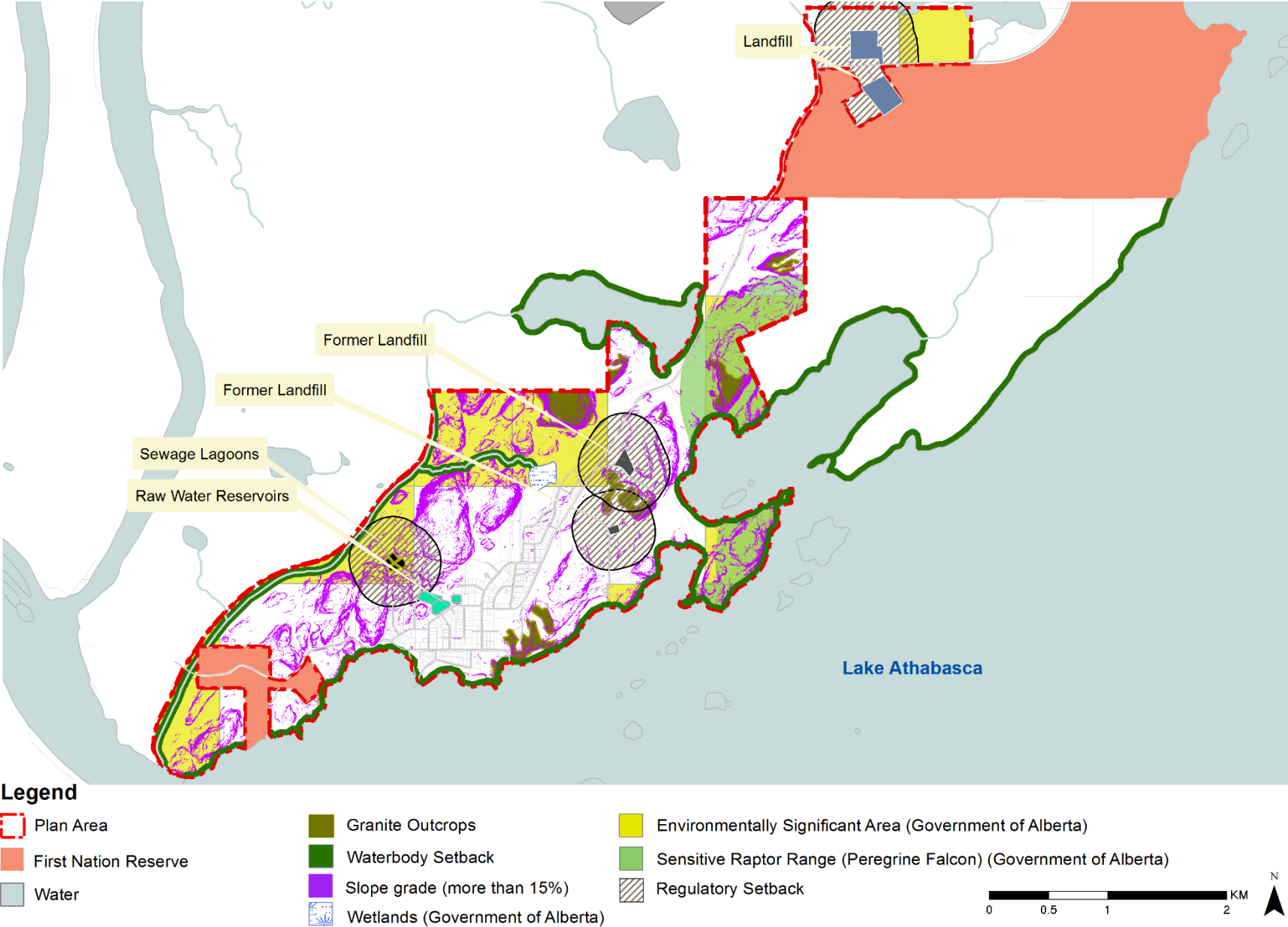
**MAP 2: EXISTING LAND USES**

The Existing Land Uses Map illustrates the location of existing land uses, including public services, recreation facilities and other landmarks. Land uses were identified based on site visits (2015), aerial imagery (2015, 2016), an internal Land Use Inventory Project (2016-2017) and E-Permitting records (2017).



### MAP 3: EXISTING LAND USES (INSET)

The Existing Land Uses Map (Inset) illustrates the location of existing land uses, including public services, recreation facilities and other landmarks. Land uses were identified based on site visits (2015), aerial imagery (2015, 2016), an internal Land Use Inventory Project (2016-2017) and E-Permitting records (2017).



**MAP 4: DEVELOPMENT CONSTRAINTS**

The Municipality has also explored whether it might be possible to purchase and resell existing vacant lots. Developing vacant lots is an opportunity but is not without challenges. These include the lack of a formal real estate market, high selling prices and physical constraints. Not all vacant lots are available for development as some families are choosing to hold on to the lots, with the intent to pass the land on or return to the community in the future. In 2011, the Municipality approached the owners of 21 vacant lots. However, no purchases could be completed due to limited interest.

### **Commercial Land Use**

Commercial uses are concentrated in the downtown area, largely along MacKenzie Avenue. They include a grocery store, corner store and gas bar, pool hall, two restaurants, hotel, bed and breakfasts, and a number of government and local offices. The former 'Lodge,' an iconic hotel and gathering place overlooking Lake Athabasca, was lost to fire in 2010. There is a desire among some residents to see a similar development rebuilt. Residents have also expressed a desire for more commercial uses, including space for small businesses. The development of a second and larger grocery store is being spearheaded by the Athabasca Chipewyan First Nation. There are 18 vacant Hamlet Commercial lots and several other Hamlet Commercial lots currently occupied by other uses (e.g., residential).

### **Industrial Land Use**

Industrial uses are largely clustered in an industrial subdivision located along McDermot Avenue, north of the downtown. Uses include storage buildings, outdoor storage and laydown areas. Industrial lands are also found closer to the lakefront and downtown. There are two vacant industrial lots on Wylie Avenue adjacent to Lake Athabasca and the federal port facility ("Big Dock"). A single industrial lot is located next to the water reservoir on Farad Avenue.

To explore the potential need for new business industrial lands, the Municipality undertook the *Fort Chipewyan Business Industrial Land Disposition Plan* in 2012. At the time, two municipally-owned industrial lots were made available for sale. There was interest in purchasing one of the lots at market value. The Municipality concluded that there was insufficient demand to explore creating additional industrial lots. There are currently 11 vacant Business Industrial lots, the majority located in the McDermot Avenue subdivision.

### **Culture, Historic Resources and Recreation**

Fort Chipewyan is rich in cultural heritage and historic sites. In Alberta, historic resources are regulated by the Province's *Historical Resources Act*, which aims to preserve and study historic resources. Known sites are listed in the Listing of Historic Resources. The Listing identifies historic resources based on their importance, or Historic Resource Value (HRV). There are five HRVs (1 through 5). Class 1 or 2 historic resources require the greatest protection or avoidance from development. Class 5 historic resources are areas believed to contain a historic resource. Map 5 illustrates the locations of known historic resources in the Hamlet. In Fort Chipewyan, there are three Class 1 historic resources:

- Nativity of the Blessed Virgin Roman Catholic Church
- 1880 Anglican Church of St. Paul the Apostle and the 1874 Day School
- Fort Chipewyan III (locally known as Monument Hill)

Map 5 indicates that a large portion of the Hamlet is believed to contain historic resources (Class 5). This means that future developments may uncover new artifacts that could require study and protection. Developers need to contact Alberta Culture and Tourism anytime development has potential to impact historic resources. Alberta Culture and Tourism provides procedure bulletins to guide development around historic resources. The above sites are also listed in Canada's Historic Places Register, which contains sites of municipal, provincial and federal significance. Other places of cultural historical significance may exist and be located through future traditional use studies and further engagement with the community.

Community members also identify other important community landmarks, such as 'Big Dock,' 'Environment Dock,' 'Lake Shore Park' and the 'Arbour.' There are also three cemeteries, the largest of which is now nearing capacity. In 2015, the Municipality acquired a site for a new cemetery along McDermott Avenue. The site was acquired through a land swap with ATCO. Planning for a new cemetery is now underway.

Fort Chipewyan is well-served with respect to active and passive recreation facilities. Community members enjoy a variety of indoor and outdoor facilities including an aquatic centre, arena, fitness centre, youth centre, baseball diamond and community hall. More leisure and recreational programming is desired by residents. Included in the 2018 Capital Budget are the creation of a playground at the community hall and a washroom facility along the lakefront.

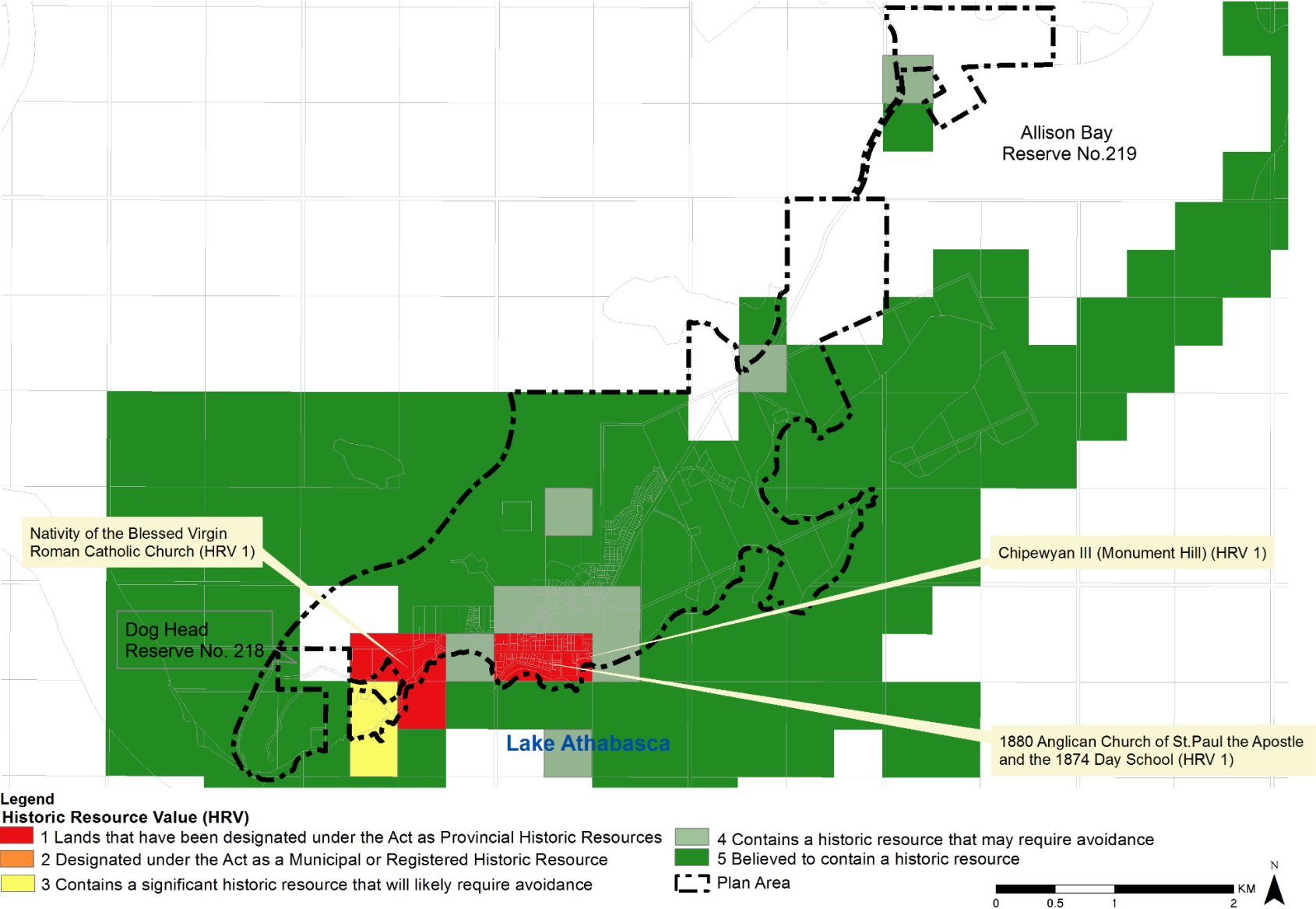
### **Economy**

The local economy is driven by employment in a variety of sectors and has a diverse economic base. The sectors that employ the most people are resource-based industries (23.6%) and public administration (19.9%), followed by construction (13.8%) and education services (13.8%) (RMWB, 2012). Arts, entertainment, accommodation and food services industries employ only 5% of residents. A tourism opportunity assessment is currently being undertaken by Alberta Culture and Tourism. The study included community engagement and will identify and assess opportunities and provide recommendations for tourism development.

Oil sands development is located beyond the immediate vicinity of the Hamlet. However, the oil sands industry employs residents through fly-in/fly-out rotations and provides seasonal employment opportunities. From this, businesses and joint ventures have emerged and are helping bring contracts, revenues and benefits back to the community.

### **Services and Community Facilities**

A number of community services are available to residents. Health and social services are provided by the Nunee Health Authority. Fire protection is provided by a volunteer fire department and policing is provided by a local RCMP detachment. The Athabasca Delta Community School provides elementary and secondary school education. Keyano College Fort Chipewyan Campus offers adult education, academic upgrading, post-secondary and employment training programs. Stakeholders have expressed a need to enhance existing services and programs.



# MAP 5: HISTORIC RESOURCES

The Historic Resources Map illustrates the locations of historic resources from the Government of Alberta's Listing of Historic Resources. The map is current as of September 2017.

### Infrastructure and Municipal Services

Most of the existing developed areas are serviced by municipal water distribution and sanitary sewer systems (see Map 6). These systems are generally adequate to support growth of the Hamlet over the next 14 years (until 2031). Future upgrades may be required. Piped municipal water and sewer services are available in much of the Hamlet, except for the western portion due to the presence of granite outcrop constraints. Here, truck-based services are provided. The expansion of municipal services outside of the existing built area is made costly due to granite outcrops.

To support these services, the Municipality operates a water treatment plant, three raw water reservoirs and sewage lagoons. The Municipality also operates a landfill in the northeast part of the Hamlet.

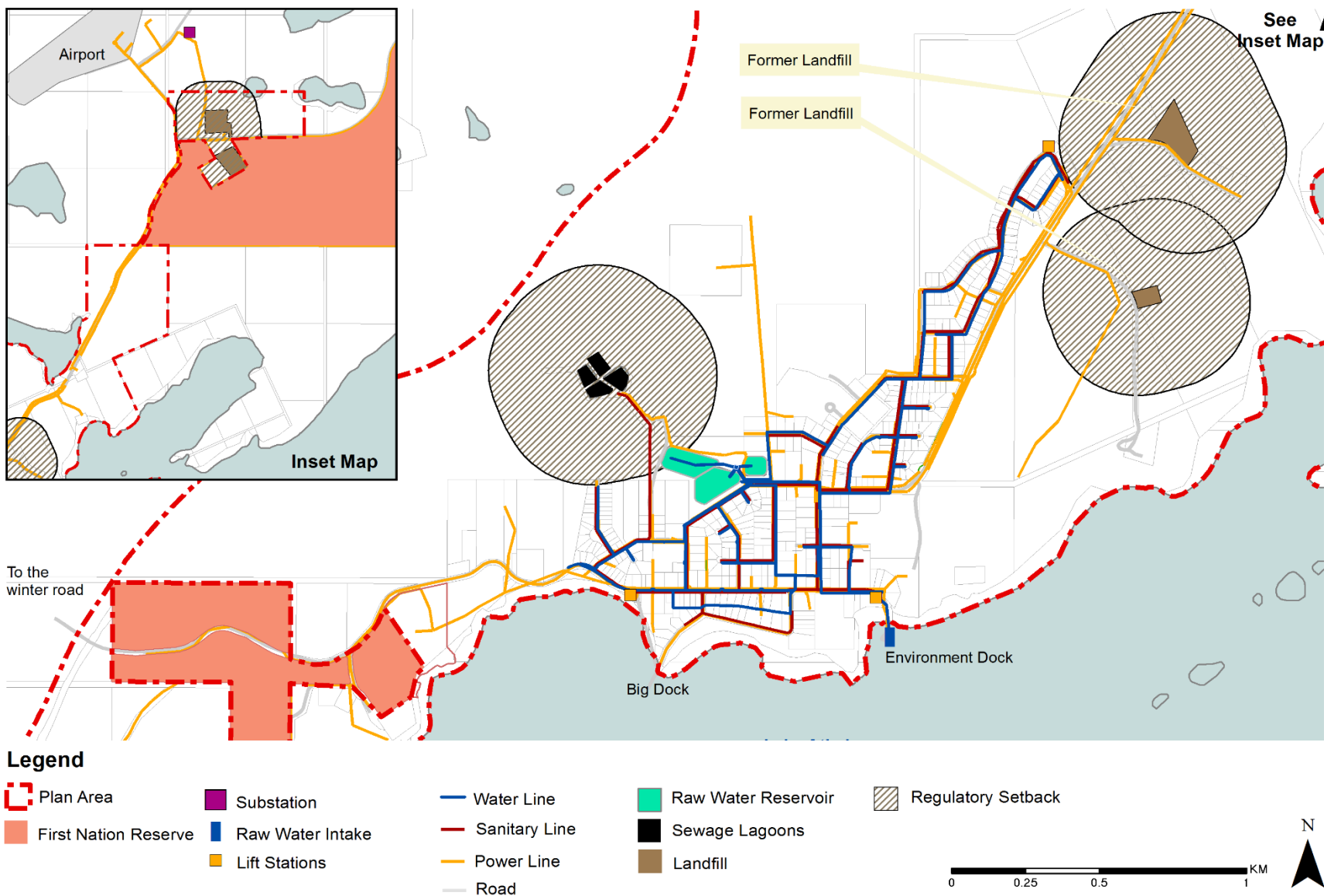
### Transportation

The local road network consists of both paved and unpaved roads, separated pedestrian walkways (sidewalks) and informal OHV trails. McDermot Avenue is the main road linking the Hamlet with Dog Head Reserve to the west, and the Allison Bay Reserve and the airport to the north. A winter road to Fort McMurray is constructed annually and accesses the community in the southwest part of the Hamlet (Map 6).

A municipal airport is located approximately seven kilometres northeast of the downtown area. The airport is classified by Transport Canada as a certified aerodrome (airport). Service is provided to Fort McMurray, Fort Smith and Edmonton.

During the summer months, barge service is also provided between Fort Chipewyan, Fort McKay and Fort Smith. Community members indicate the importance of the service, which delivers supplies to the community. The dock facility is owned and managed by Transport Canada and is known locally as “Big Dock.” Transport Canada is currently looking to divest of the facility through its *Port Asset Transfer Program*.





MAP 6: EXISTING INFRASTRUCTURE



## PLANNING AND POLICY FRAMEWORK

### Municipal Government Act (MGA)

The *Municipal Government Act* outlines specific requirements that Area Structure Plans (ASP) must meet (see Section 633). At minimum, ASPs must describe:

- the sequence of development proposed for the area
- the land uses proposed for the area, either generally or with respect to specific parts of the area
- the density of population proposed for the area, either generally or with respect to specific parts of the area
- the general location of major transportation routes and public utilities
- and any other matters the council considers necessary

Section 638 also requires that all statutory plans (such as the *Municipal Development Plan* and *Lower Athabasca Regional Plan*) be consistent with one another.

### Lower Athabasca Regional Plan (LARP)

The *Lower Athabasca Regional Plan* is a regional plan established under the *Alberta Land Stewardship Act* (ALSA). The LARP sets out a long-term vision and strategic directions for managing land and natural resources in the region over the next 10 years. The LARP also contains relevant policies such as optimizing tourism potential, managing cumulative impacts on water, and managing landscapes to maintain ecosystem function and biodiversity. Section 630.2 of the MGA requires the Municipality to comply with any applicable ALSA regional plan. Accordingly, the Fort Chipewyan ASP is aligned with the vision and strategic directions of the LARP.

The LARP's strategic directions encourage a balance between economic, environmental and social outcomes in the region. The Plan aligns with the LARP strategic directions by:

- Providing for diverse economic opportunities such as home businesses and local eco-tourism.
- Promoting development that stimulates local tourism and increases opportunities for retail and commercial activities.
- Designating open space areas and protecting wildlife habitats and environmentally significant areas.
- Promoting open space for low impact recreational uses and promoting an enhanced lakefront.
- Requiring the completion of technical studies where the development has potential to cause adverse environmental effects.
- Providing appropriate levels of water services, sanitary services and storm water management.
- Encouraging developers to have regard for traditional land uses areas and engage with First Nations, the Métis community and other community members to identify and preserve sites.
- Ensuring that all Indigenous groups have had an opportunity to provide input into the creation, refinement and approval of this ASP.

### Municipal Development Plan (MDP)

The *Municipal Development Plan* is a statutory document that provides high level policy directions and strategies to guide sustainable growth in the Municipality. It sets the foundation for the creation of this Area Structure Plan. The MDP's general policy direction for Fort Chipewyan is to allow for modest population growth while promoting a variety of land uses. Specifically, the MDP's direction for the Hamlet (Strategy C.2.4) states that:

*The Municipality will support the provision of a range of housing in the existing community and in new residential areas in order to satisfy the needs of residents of all ages and income levels. Areas to be identified for future development will be encouraged to concentrate near the Community Core and infill development will be encouraged to make efficient use of underutilized lands both in the Community Core and surrounding areas. Development in areas identified as significant to the community or environmentally sensitive areas will be limited to ensure these areas remain protected. Lakefront areas will be protected, preserved, and made accessible to all. Local food production will be encouraged to ensure a more self-sustaining community.*

In addition, the Fort Chipewyan ASP aligns with the intent of the MDP by:

- Promoting a broad range of housing options and densities for the community.
- Allowing for the creation of a new residential development area.
- Encouraging infill development to promote more efficient use of land and infrastructure.
- Protecting wildlife habitats and environmentally significant areas, and limiting the impact of development on Lake Athabasca and other waterbodies.
- Promoting an enhanced lakefront area.
- Encouraging community gardening which promotes access to local food.

Overall, the Plan provides a higher level of detail to complement the strategic directions set out in the MDP.

## COMMUNITY VISION

The community vision for Fort Chipewyan was developed through extensive community engagement in 2010 as part of *Envision Wood Buffalo*, a long-term strategic plan that sets a vision for sustainable development in the region. The vision reflects how residents would like to describe their community 20 years into the future (to 2030). The *Fort Chipewyan Area Structure Plan* works towards achieving this vision. Many of the policies under these Principles also focus on working together. This will help ensure that in the future, **the community is part of the decisions**. The following outlines the principles related to key elements of the vision:

- **“Sustainable Environment”**

Principle 1: Protect the Natural Environment and Promote an Enhanced Lakefront

- Promote lower impact land uses near Lake Athabasca, Little Lake, Mission Creek and other waterbodies
- Develop in a manner that protects the natural environment

- **“A range of housing”**

Principle 2: Address Housing Needs

- Support a wider range of housing types to better meet needs
- Promote “infill development” (development on vacant lots) that optimizes existing infrastructure and services
- Identify new residential areas for development, as market conditions allow

- **“Thriving Tourism” and “Spending Money Locally”**

Principle 3: Support Economic and Tourism Development Opportunities

- Encourage the clustering of business and employment opportunities, and the development of vacant lots to help create a vibrant community downtown area
- Promote tourism-related and other retail uses

- **“Gathering Opportunities” and “Celebrating Traditional Culture”**

Principle 4: Recognize Cultural Needs

- Provide for local food production opportunities
- Protect traditional land use areas

### Vision

“Fort Chipewyan is a safe and self-reliant community, thriving in commercial fishing and **tourism**, with abundant opportunities to work and **spend money locally**. Our **sustainable environment** is attractive and we can afford reliable connections to other communities. **A range of housing**, high quality education, training, recreation and **gathering opportunities** exist for residents. Our health is well-looked after and we have adequate care to be able to live in Fort Chipewyan. Our **traditional culture**, which makes us unique, is alive and celebrated. We are a part of the decisions that affect us and we are heard.”

*Envision Wood Buffalo (2010)*

## ACHIEVING SUSTAINABILITY

The Municipality's understanding of sustainability is derived from the Statement of Sustainability, first set out in *Envision Wood Buffalo* and then adopted in the *Municipal Development Plan*. The Statement of Sustainability is based on the four pillars of sustainability:

- Environment
- Society
- Culture
- Economy

The following outlines the principles related to the four pillars:

- **Environment**  
Principle 1: Protect the Natural Environment and Promote an Enhanced Lakefront
- **Society**  
Principle 2: Address Housing Needs
- **Culture**  
Principle 4: Recognize Cultural Needs
- **Economy**  
Principle 3: Support Economic and Tourism Development Opportunities  
Principle 5: Provide Adequate Municipal Services and Infrastructure

### Statement of Sustainability

"We value living in a region that is safe, healthy, inclusive of all residents and provides local opportunities. We have a strong economy, a healthy environment, a rich culture and an abundance of social capital that together form the pillars of sustainability and contribute to quality of life and well-being. We strive to find balance in our economic, environmental, cultural and social systems and to live within their natural limits. We make decisions that reflect an understanding of the interdependence of these systems and consider residents' long-term needs to ensure the resources of today are sustainable into the future."

*Envision Wood Buffalo (2010)*

## PUBLIC ENGAGEMENT

The *Fort Chipewyan Area Structure Plan* was prepared with input from residents and other stakeholders. More than 30 meetings and interviews were held between 2014 and 2017 with a wide range of stakeholders. These included residents, local business owners and representatives from the Athabasca Chipewyan First Nation, Métis Local 125 and Mikisew Cree First Nation. Staff also held seven workshops with Fort Chipewyan municipal staff, Keyano staff and students, Nunee Health staff and volunteer fire fighters. These engagements identified community concerns and opportunities, establishing the base for the policies in the Plan. Public open houses were held on May 6, 2015, March 3, 2016, and September 26, 27, and 28, 2017. The purpose of the open houses was to share information and collect feedback on the Plan from residents and other stakeholders.



Early engagement and mapping activity with students; comments received during open houses.

*"Housing and housing for working people is a serious problem here"*

*"We don't want to see unplanned ATV trails where people live close by"*

*"Facilities are great but we need activities / programs that meet the need of youths"*

*"We need alternative energy sources"*

*"Temporary housing needed – could look nicer, blend into the neighborhood better, patios and amenities"*

*"We need infill small/medium size house"*

*"We need to boost tourism activities"*

*"Do we have an area for a new cemetery?"*

## GUIDING PRINCIPLES

The Fort Chipewyan Area Structure Plan is shaped by the community vision, Statement of Sustainability, directions from the MDP, stakeholder input and information gathered through background research.

The Plan is guided by the following five principles:

- Principle 1: Protect the Natural Environment and Promote an Enhanced Lakefront
- Principle 2: Address Housing Needs
- Principle 3: Support Economic and Tourism Development Opportunities
- Principle 4: Recognize Cultural Needs
- Principle 5: Provide Adequate Municipal Services and Infrastructure

These principles act as a guide for future development in Fort Chipewyan. Specific policies are provided under each principle. Many of these principles support working and collaborating with the community to ensure there is no conflict between the principles.



## PART 2: ACHIEVING THE VISION

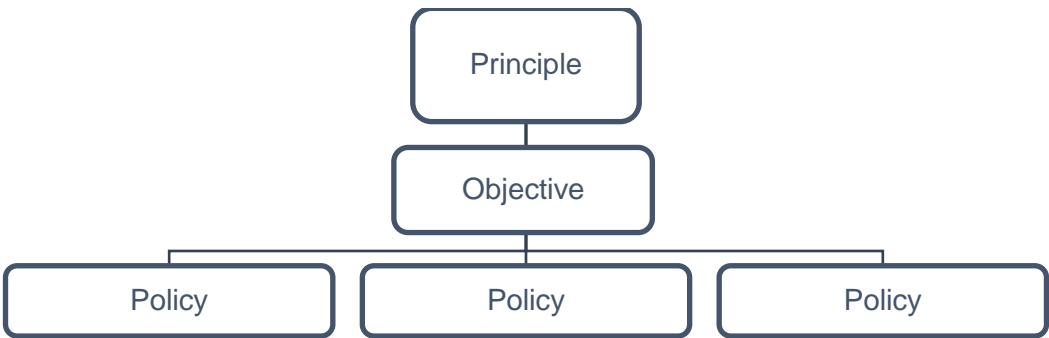
This section lays out five general principles that will be achieved through more specific objectives and policies. A Generalized Land Use Concept map is provided, showing the general location of proposed future land uses.



# HOW TO READ THE PLAN

The Plan is guided by five broad principles. Specific objectives and policies are included under each principle. The policies provide direction to landowners and developers on the type of development allowed in different areas of the Hamlet. A policy is a statement that guides decision making, including decisions on development proposals (permits), subdivision plans and outline plans.

All new subdivision plans and development proposals will be evaluated in terms of the intent of the ASP. The Plan has no impact on existing structures until such time that the landowner intends to develop or redevelop their property.





## GENERALIZED LAND USE CONCEPT AND LAND USE CLASSIFICATIONS

Map 7 and Map 8 show the proposed Generalized Land Use Concept for Fort Chipewyan. These maps provide an illustration of the approximate locations of future land uses. The land use classifications are described below. Map 9 identifies the location of the Possible Growth area in relation to environmental and built constraints.

### Community Core

The Community Core is the heart of the Hamlet and a hub for commercial, institutional and residential uses. The Community Core is intended to be a vibrant, compact and mixed-use area with services and businesses that serve the community. The existing development pattern of commercial uses, public services, office space, single detached dwellings and manufactured homes, and Elders housing will continue. New opportunities for live-work housing and higher density residential forms, such as four-plexes and low-rise apartments, could help increase housing supply and benefit residents from proximity to services. Existing vacant industrial lands in the Community Core provide opportunities for further development, including light industrial activities that respect nearby Lake Athabasca.

### Commercial

The Commercial area is intended to allow for the development of commercial and retail uses outside of the Community Core.

### Industrial

The Industrial area is intended for a wide range of general industrial uses, such as warehousing, office buildings, lay-down yards and service uses. Industrial land use is identified primarily east of McDermot Avenue, away from residential areas. Here, Industrial areas are intended to accommodate a range of light and medium industrial uses. In the downtown, Industrial lands are intended to be low intensity in nature to ensure that they do not negatively affect surrounding uses through the generation of emissions, noise, odors and other nuisances.

### Low Density Residential

The Low Density Residential area is intended to preserve the existing rural character. The Low Density Residential area is intended to provide housing, primarily in the form of single detached dwellings and manufactured homes.

### Medium Density Residential

The Medium Density Residential area is intended to allow for a range of housing types and other compatible community services within the existing residential areas that surround the Community Core. The existing development pattern consists largely of single detached dwellings and manufactured homes, with some multi-unit housing forms near the Community Core. Where lands are suitable, new multi-unit developments and developments suitable for Elders could help diversify and increase the supply of housing.

### Open Space

The Open Space area is intended to remain in a natural state to protect environmentally and culturally significant areas from development. Open Space areas provide residents with opportunities for practicing traditional activities and for developing low impact eco-tourism and outdoor recreational uses, such as walking trails.

### Parks and Recreation

The Parks and Recreation area is intended to provide for the development of community parks and a wide variety of recreational facilities.

### Public Service

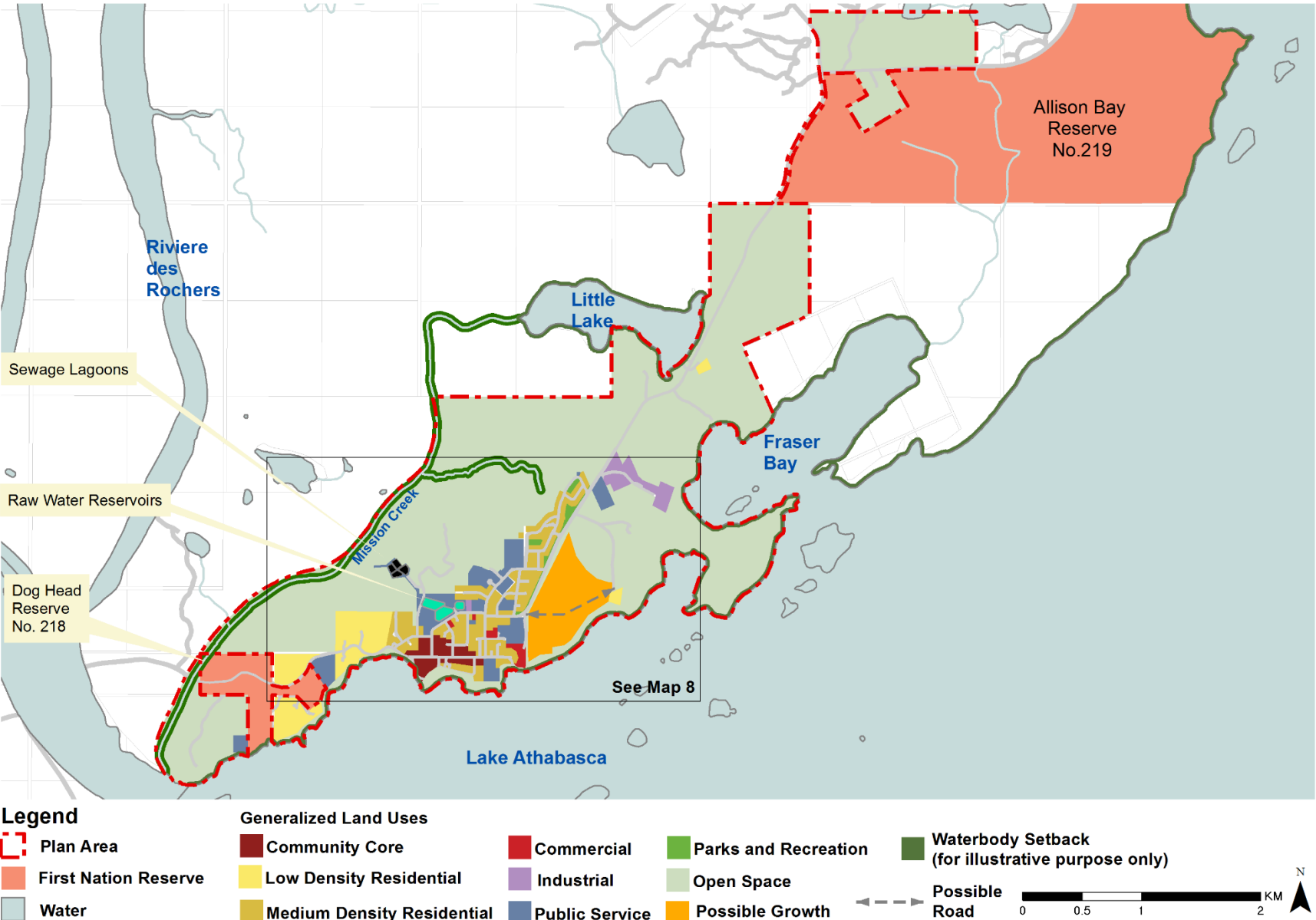
The Public Service area is intended for the development of institutional and community uses such as education, health, religious, recreational and municipal service facilities.

### Possible Growth

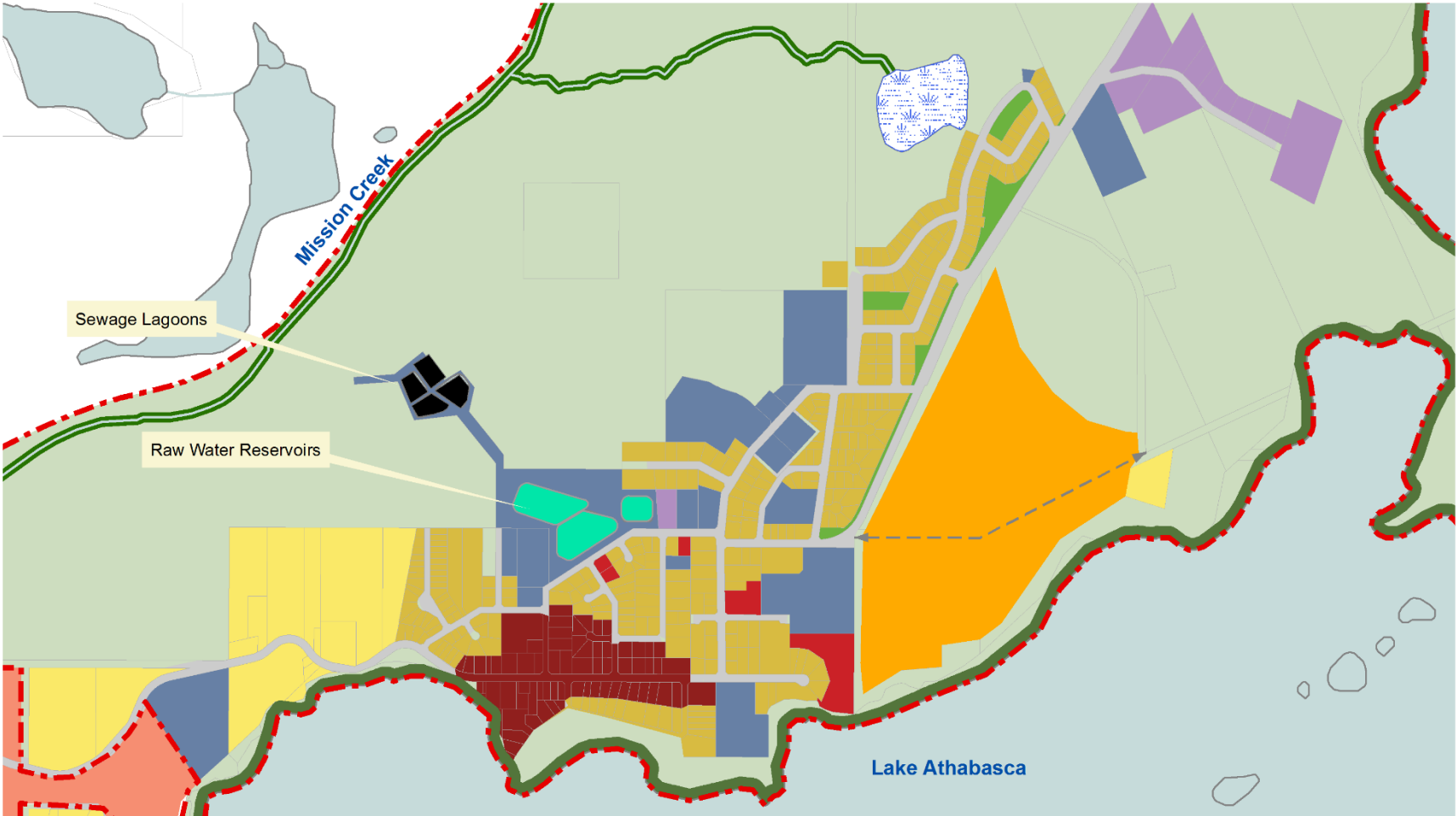
The Possible Growth area is intended to provide new opportunities for residential development to help address the community's current and future housing needs. The Possible Growth area supports a range of housing types and densities. Directing new development to these areas will reduce fragmentation of Fort Chipewyan's natural areas. Growth areas were determined by overlaying information from previous studies with known physical and regulatory constraints.<sup>2</sup> Detailed analysis of these lands will be needed to confirm their suitability for development.

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<sup>2</sup> The Possible Growth area was delineated based on information from municipal geographic information system databases (for granite outcroppings and slopes), from Government of Alberta data sources (for wetlands, environmentally significant areas, sensitive raptor range) and regulations (Subdivision and Development Regulation), feedback from community members, and from the following studies or reports: Hamlet of Fort Chipewyan Residential Land Use Study (1986), Fort Chipewyan Residential Expansion Areas Conceptual Areas (2011), Concept Plans for Little Lake Residential Expansion Areas, Fort Chipewyan (2012), RMWB Council Report: Fort Chipewyan Residential Land Strategy (2013).



MAP 7: GENERALIZED LAND USE CONCEPT



**Legend**

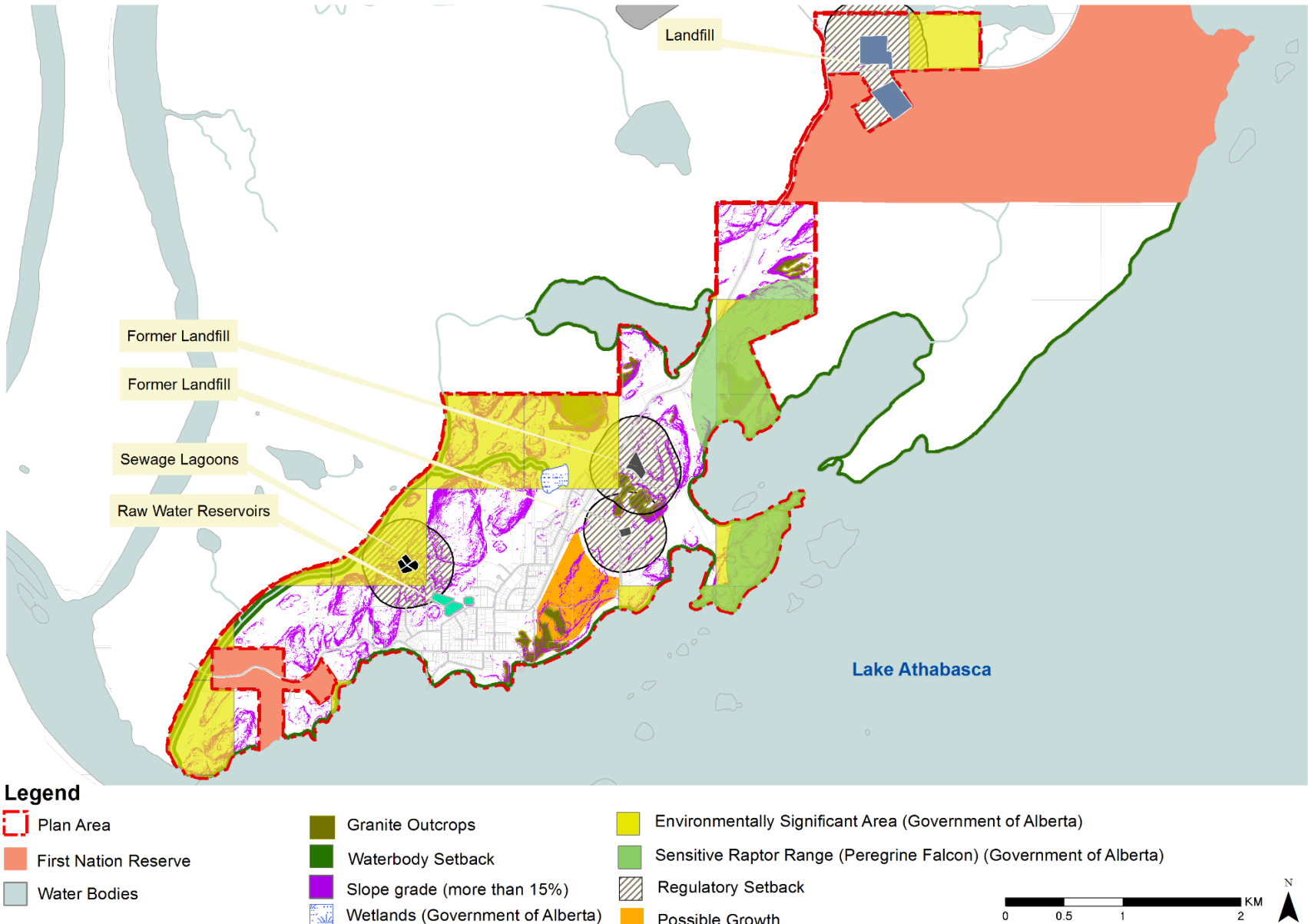
- Plan Area
- First Nation Reserve
- Water
- Wetlands (Government of Alberta)

**Generalized Land Uses**

- Community Core
- Commercial
- Low Density Residential
- Medium Density Residential
- Industrial
- Public Service
- Parks and Recreation
- Open Space

- Possible Growth
- Waterbody Setback (for illustrative purpose only)
- Possible Road

**MAP 8: GENERALIZED LAND USE CONCEPT (INSET)**



MAP 9: CONSTRAINTS AND POSSIBLE GROWTH AREA OVERLAY

## PRINCIPLE 1: PROTECT THE NATURAL ENVIRONMENT AND PROMOTE AN ENHANCED LAKEFRONT

Fort Chipewyan's lakefront area is integral to the cultural landscape. For many families in Fort Chipewyan, the lakefront is and has been the setting of cultural activities, a natural orientation feature and a transportation linkage. Residents want to ensure the lakefront environs are protected, public access is maintained and appropriate new amenities are provided. Residents express a need for washrooms, picnic areas and other amenities. However, any improvements and modifications to the lakefront should occur through an inclusive process, and respect the cultural and natural environments they are situated in.

The environmental health of Lake Athabasca is also a community concern. Residents raise concerns around air and water pollution and impacts to the quality of fish, berries and plants found in the area. These concerns extend beyond the Hamlet into the broader region. The Plan works to minimize the environmental footprint of development within the Hamlet and provides policies that guide development near waterbodies and watercourses.

Within the Plan area are provincially-identified and mapped wildlife habitat and natural features. Preserving these areas can be achieved by directing development away from these areas. Furthermore, the responsible development of new residential growth areas can help ensure that sensitive lands such as riparian areas are protected. Much of the Plan area is identified as 'Open Space,' meaning that lands in natural state today are intended to remain largely undeveloped.

### Objective 1.1 Protect wildlife habitats and environmentally significant areas

In the Plan area:

- 1.1.1 No development will be allowed in areas identified as Sensitive Raptor Range (Peregrine Falcon), as shown on Map 9. This includes the development of low impact recreational uses such as walking trails and eco-tourism uses.
- 1.1.2 Developers are strongly encouraged to engage with First Nations, the Métis Community and other community members when studying Environmentally Significant Areas.
- 1.1.3 Developers will be required to conduct appropriate environmental assessments on lands containing Environmentally Significant Areas, as shown on Map 9. Environmental assessments will determine:
  - a) the natural features present,
  - b) the appropriate regulatory requirements, and
  - c) any mitigation measures needed to minimize adverse impacts to the natural features present.



In areas identified as Open Space:

- 1.1.4 Existing approved developments (such as existing dwellings) may continue and may redevelop provided they submit appropriate technical studies.
- 1.1.5 Development will be restricted to uses that have a low impact on the natural environment. The following uses may be considered:
  - a) low impact recreational uses such as walking trails and cross-country skiing trails, parks, picnic areas and facilities associated with day use activities (e.g., picnic tables, benches and washrooms), and
  - b) facilities associated with eco-tourism if the impacts are low and further technical studies demonstrate that there are no significant adverse impacts to the environment and traditional land uses.
- 1.1.6 The development or expansion of municipal infrastructure in Open Space areas may be considered subject to the following:
  - a) Technical studies must be completed that demonstrate the suitability of the lands for development.
  - b) Developments must be sited next to existing infrastructure where possible and, where applicable, minimize the amount of land rendered less developable by new regulatory setbacks.
  - c) Disturbances to the land and vegetation must be kept to a minimum.

## **Objective 1.2 Limit the impact of development on Lake Athabasca and other waterbodies**

In the Plan area:

- 1.2.1 The Municipality supports collaboration with the community, the Government of Alberta and other stakeholders to help protect and enhance water quality in waterbodies and watercourses.
- 1.2.2 Where the proposed development has potential to result in adverse effects to the environment, the completion of technical studies will be required. Technical studies will be required to show how the proposed subdivision or development will minimize or mitigate potential adverse effects and will aim to promote conservation of waterbodies and watercourses.
- 1.2.3 Where wetlands and/or muskeg areas are to be disturbed or altered, proponents will contact Alberta Environment and Parks to ensure that the requirements of the *Water Act*, *Alberta Wetlands Policy*, *Public Lands Act* and other applicable provincial regulations are met.

- 1.2.4 In accordance with Provincial guidelines (Alberta Sustainable Resource Development, 2007),
- a) The following development setbacks will be required:<sup>3</sup>
    - i. a minimum setback of 30 metres from the top of bank of Lake Athabasca and Little Lake, and
    - ii. a minimum setback of 15 metres from the top of bank of watercourses.
  - b) A greater or lesser setback may be provided if supported by technical studies including but not limited to biophysical and geotechnical studies.
- 1.2.5 Existing buildings within the setback area will remain unaffected by the setbacks in policy 1.2.4. Any new development (new buildings or extensions to buildings) will be required to comply with the setbacks.
- 1.2.6 In accordance with the *Municipal Government Act*, environmental reserve may be required. The width of environmental reserve will be determined by technical studies including but not limited to biophysical and geotechnical studies.
- 1.2.7 Setbacks and environmental reserve will remain in their natural state, but may include low impact uses such as walking trails to provide public access.
- 1.2.8 Technical studies will be prepared by an accredited professional at the expense of the developer.

### **Objective 1.3 Promote an enhanced lakefront area**

In the Plan area:

- 1.3.1 Municipality supports collaboration with the community, Government of Alberta and other stakeholders to prepare a lakefront plan that identifies enhancements that are environmentally and culturally appropriate.
- 1.3.2 Washroom facilities currently proposed will be incorporated into the lakefront plan, and future amenities or improvements will be in accordance with the lakefront plan.
- 1.3.3 The Municipality supports exploring the feasibility of developing a walking trail along Lake Athabasca to connect Monument Hill with Dog Head Reserve.
- 1.3.4 Development will mitigate, where possible, impacts on the natural aesthetic of the lakefront environment.

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<sup>3</sup> A land surveyor may be required to prepare a plan that confirms the location of the top of bank.

#### Objective 1.4 Promote sustainable development practices

In the Plan area:

- 1.4.1 The development of renewable energy options such as solar power and wind energy will be encouraged, where suitable.
- 1.4.2 Developers will be encouraged to incorporate green building design elements. These include, but are not limited to, passive solar design, water saving fixtures and energy efficient lighting and heating.

## PRINCIPLE 2: ADDRESS HOUSING NEEDS

Of high priority to the community is the development of affordable housing and the release of land for development. Development in the community is challenged by a supply of vacant lots that is limited by physical constraints and few sellers, and an overall need for greater affordability and housing options. The community requires a diverse range of housing options with different types, densities, sizes and tenures (ownership, rental) to meet the community's housing needs. Much of the current housing stock is made up of single detached dwellings and manufactured homes. The Plan supports new housing forms in residential areas. Higher density residential forms such as semi-detached, duplexes and row housing will further expand housing options. These housing forms are already found in the community. Locating more compact and multi-family forms of residential development around the Community Core would also bring residents closer to amenities and support a lively central area.

Residents have long expressed a need for new land for development. A possible area for future community expansion is identified adjacent to the existing built area, east of McDermot Avenue. This area may be developed as market conditions allow. Directing future development to this area will help ensure orderly expansion and will reduce fragmentation of surrounding natural areas.

### Objective 2.1 Promote a range of housing choices and densities

In the Plan area:

- 2.1.1 The intensification of existing developed and vacant lots will be encouraged to provide more residential opportunities. Infill development may be achieved through the consolidation of lots, multi-unit residential developments and secondary suites.<sup>4</sup>
- 2.1.2 The Municipality may explore the creation of an Infill Development Strategy to further guide and encourage infill development.
- 2.1.3 Secondary suites, such as garage suites, garden suites and basement suites, will be considered to help expand affordable housing options.
- 2.1.4 Developers considering multi-unit residential developments will be required to demonstrate that they have worked with the community to ensure development proposals and housing designs meet community needs. For example, developers may consider providing ample outdoor amenity space, storage for recreational vehicles and interior spaces suitable for multi-generational households.

<sup>4</sup> "Infill" is development in an existing built-up area that occurs on vacant or under-utilized lands, behind or between existing developments, and which is consistent and compatible with the characteristics of the surrounding development.

2.1.5 The development of project accommodations and temporary structures intended for such purposes will not be allowed.

In areas identified as Low Density Residential:

2.1.6 The primary use of land shall be in the form of a single detached dwelling or manufactured home on a large acreage lot.

2.1.7 A minimum lot size of one (1) hectare will be required for all new subdivision applications.

In areas identified as Medium Density Residential:

2.1.8 A wide range of housing types, including single detached dwellings, semi-detached dwellings, and multi-unit residential developments will be encouraged to help meet the housing needs of all ages and income levels. The development of housing suitable for Elders will also be encouraged.

In areas identified as Community Core:

2.1.9 A wide range of housing types including housing suitable for Elders and multi-unit residential developments such as townhouses and low-rise apartments, will be encouraged. Single detached dwellings, semi-detached dwellings and manufactured homes may also be considered.

## **Objective 2.2 Support the creation of a new residential development area**

In areas identified as Possible Growth:

2.2.1 Technical studies will be required to confirm the suitability of the land to development and to identify significant development constraints.

2.2.2 Development will not be allowed on lands having significant development constraints such as:

- a) wetlands, ravines, muskeg or saturated soils,
- b) provincially designated wildlife habitat areas, and
- c) slopes steeper than 15% or unstable slopes.

2.2.3 Development will be contiguous to existing built-up areas and will consider the topography, natural features and natural hazards of the area, to take advantage of existing infrastructure and community services and minimize the length of infrastructure extension. However, for un-serviced development, consideration may be given to suitable sites provided other planning concerns such as connectivity are addressed.

- 2.2.4 A variation in residential densities will be supported:
- a) a maximum of 24 units per net hectare for fully serviced (i.e., piped municipal services) multi-unit developments, and
  - b) a maximum of 3 units per net hectare for un-serviced developments (i.e., truck-based services).
- 2.2.5 A wide range of housing types, including manufactured homes, single detached dwellings, semi-detached dwellings and duplexes, will be allowed. The development of housing suitable for Elders and multi-unit residential developments, such as fourplexes, townhouses and low-rise apartments, will also be considered, where feasible.
- 2.2.6 Land uses that are compatible with residential development with respect to scale, aesthetics and noise may be considered. Compatible uses may include home businesses, live-work developments, bed and breakfasts, convenience stores, parks, community services and similar uses.
- 2.2.7 An Outline Plan may be required at the discretion of the Municipality. Outline plans may include the following:
- a) a statement of compliance with the Municipal Development Plan and this Area Structure Plan and an identification of amendment requirements, if applicable,
  - b) an examination of existing land uses and physical features including vegetation, watercourses and topographic information,
  - c) a detailed geotechnical study to confirm the location of the top of the bank and required setbacks as well as addressing any other geotechnical limitations,
  - d) an Environmental Assessment,
  - e) a Biophysical Impact Assessment,
  - f) a Historical Resources Act Overview,
  - g) a Traditional Use Study,
  - h) a detailed land use plan illustrating all residential, commercial, mixed use and public service areas by type, location and area presented in map and table form,
  - i) a proposed zoning plan,
  - j) the location of open spaces, pathways and pedestrian connections to existing areas and nearby amenities,
  - k) road alignments and sizes supported by a Transportation Impact Assessment (TIA),
  - l) proposed water, sanitary sewer and stormwater drainage plan,
  - m) public utility lots and easement locations,
  - n) a phasing plan based on the logical extension of roadways infrastructure, and
  - o) proposed franchise utility (shallow utility) networks
  - p) any other matters the Municipality deems necessary.

For additional policies on working with Indigenous stakeholders, servicing and transportation in Possible Growth area, see Objectives 4.1, 5.1 and 5.3.



## PRINCIPLE 3: ENCOURAGE ECONOMIC AND TOURISM DEVELOPMENT OPPORTUNITIES

Lands surrounding Fort Chipewyan provide unique tourism opportunities, including access to Wood Buffalo National Park and the world's largest dark sky preserve. The surrounding wilderness offers eco-tourism opportunities, such as ice fishing, dog sledding and northern lights tours. Development of a local tourism industry could utilize local skills, provide employment and preserve traditional activities. As the economy diversifies and disposable income increases, it could stimulate the need for a wider variety of goods and services and commercial and industrial development. Residents want to ensure that new tourism opportunities are culturally sensitive. Tourism development should be balanced with environmental protection and maintaining the close-knit character that contributes to way of life.

Opportunities for commercial and industrial development will support an enhanced quality of life for residents. The Plan encourages the creation of a vibrant Community Core area that supports a mix of commercial uses, including retail uses, and tourist accommodations, community services and residential uses. Industrial development that is sensitive to adjacent land uses and mitigates potential adverse impacts will help support economic opportunities.

### Objective 3.1 Promote development that supports local tourism

In the Plan area:

- 3.1.1 The Municipality will encourage the development of eco-tourism businesses, such as ice fishing, dog sledding, bird watching, excursions and local tour guides by supporting home businesses, home occupations and live-work developments.
- 3.1.2 The Municipality supports collaborating with the community to identify factors that contribute to sense of place, such as cultural and heritage elements, natural areas, scenic views and vistas, and to identify possible approaches to protect them.
- 3.1.3 Existing public facilities and open areas will be promoted for festivals and events such as Treaty Days, Winter Carnival, local art exhibitions and sporting events.
- 3.1.4 Public art and place-making initiatives that promote the recognition of the community's culture and heritage will be encouraged.
- 3.1.5 The Municipality supports collaboration with Indigenous stakeholders to assist in the implementation of economic development strategies and initiatives that address the appropriateness, seasonality, permanence and local benefits of tourism opportunities.

### **Objective 3.2 Support the establishment of a vibrant, mixed use core area**

In areas identified as Community Core:

- 3.2.1 Retail commercial, public service, and residential uses will be directed to locate in the Community Core, as shown on Map 7 and Map 8. Uses may include but are not limited to retail development, health and education services, community gathering spaces, and housing. Tourism-related commercial uses will also be encouraged.
- 3.2.2 New developments will be encouraged to demonstrate enhancements to the public realm. Examples include street furniture, public art, landscaping, street facing plazas, lighting, wayfinding, connections to pedestrian paths and street facing retail uses.

### **Objective 3.3 Provide increased opportunities for local retail and commercial activities**

In areas identified as Community Core or Commercial:

- 3.3.1 A mix of commercial uses, such as offices, restaurants, grocery stores, gas bars and car washes, and other retail uses, will be allowed.
- 3.3.2 Amenities and tourism-related commercial uses, such as restaurants, cafes, vehicle rentals, supply stores and local art galleries, will be allowed.
- 3.3.3 Tourist accommodations, such as bed and breakfasts, lodges and hotels, will be allowed.
- 3.3.4 Development will be required to demonstrate compatibility with adjacent uses.

In areas identified as Community Core, Low Density Residential, Medium Density Residential or Possible Growth:

- 3.3.5 Home businesses, home occupations, live-work developments and bed and breakfasts will be allowed.

### Objective 3.4 Promote sustainable industrial development opportunities

In the Plan area:

- 3.4.1 Industrial developments will only be allowed on lands identified in the Plan area as Industrial or on lands currently zoned in the *Land Use Bylaw* as Business Industrial.

In areas identified as Industrial:

- 3.4.2 Industrial development will be required to demonstrate compatibility with surrounding land uses. Key considerations include but are not limited to size and scale of development, off-site nuisance mitigation (e.g., noise, odours, dust) and traffic impacts.
- 3.4.3 Where light industrial uses are allowed, they are intended to include lower impact development that operates such that no noise, odours or other nuisances are created that extend beyond the site. Appropriate light industrial uses may include but are not limited to lay down storage yards, light manufacturing, construction services and automotive services.
- 3.4.4 Where medium industrial uses are allowed, they are intended to include developments that have potential to create nuisances that extend beyond the site. Appropriate medium industrial uses may include but are not limited to the manufacturing of assembly of goods and services, and automotive and equipment rental, repair and storage.
- 3.4.5 Commercial uses may be considered if they demonstrate compatibility with adjacent uses.

In areas identified as Industrial and located adjacent to McDermot Avenue:

- 3.4.6 A mix of light and medium industrial uses will be allowed. Light industrial uses will be directed to locate on lots directly adjacent to McDermot Avenue and should incorporate landscaping, screening and buffering.

In areas identified as Industrial located adjacent to the water reservoir (Lot 7, Block 7, Plan 5642NY, 104 Faraud Avenue) or, which are identified as Community Core and are zoned for industrial uses (Lots 18 and 19, Block 10, Plan 5642NY, 128 and 132 Wylie Avenue):

- 3.4.7 Light industrial uses will be allowed; however, commercial uses will be encouraged.
- 3.4.8 Developers will be required to provide technical studies that demonstrate that the development of new light industrial uses will not create an adverse impact on the environment.

## PRINCIPLE 4: RECOGNIZE CULTURAL NEEDS

As one of the oldest communities in Alberta, Fort Chipewyan is rich in cultural heritage. The Hamlet contains numerous historic resources, including heritage structures, archaeological remnants, traditional land use areas and intangible cultural heritage (e.g., values, practices, oral histories and memories). These historic resources and intangible cultural heritage are important to maintaining the community's identity and cultural practices, and supporting the community vision.

Creating a new cemetery for the community is also a priority. Existing cemeteries in the community are reaching capacity. Land for a municipal cemetery is currently being investigated.

Access to affordable and nutritious food is also important to residents due to Fort Chipewyan's remote location. The Plan encourages initiatives to increase local food production to increase food security and promote opportunities for social interaction.

### Objective 4.1 Protect historically and culturally significant areas

In the Plan area:

- 4.1.1 Developers should consult with Alberta Culture and Tourism prior to the onset of development activities in areas that either contain or are believed to contain a historic resource.<sup>5</sup>

The location of historic resources (as of September 2017) are provided on Map 5.

- 4.1.2 The Municipality supports collaboration with the community to identify locally significant historic places for inclusion in the existing Municipal Cultural Mapping Resource Database.
- 4.1.3 The Municipality supports heritage groups and the creation of a Municipal Heritage Policy to designate and conserve traditional lands, historic sites, heritage buildings and cultural artifacts.
- 4.1.4 The Municipality supports collaboration with the community to explore ways for including Indigenous place names that honor local history and culture.

<sup>5</sup> Developers should consult with Alberta Culture's Land Use Procedure Bulletin, Subdivision Development Historical Resources Act Compliance, as amended from time to time. The Bulletin provides guidance on when a Historical Resources Act approval is required. For developments and subdivisions less than 10 hectares (25 acres), an approval is generally not required unless the lands contain historic resources with a Historic Resource Value of 1, 2, 3 or 4. Lands containing known historic resources are listed in Alberta Culture's Listing of Historic Resources (available online and updated twice annually).

In areas identified as Possible Growth or Open Space:

- 4.1.5 Developers are strongly encouraged to engage with First Nations, the Métis Community and other community members to identify and preserve lands used for traditional land uses.

#### **Objective 4.2 Support the creation of a municipal cemetery**

In the Plan area:

- 4.2.1 The Municipality supports collaboration with the community to identify an appropriate site for a new cemetery, and to design a cemetery that is culturally appropriate and meets the community's needs.

#### **Objective 4.3 Encourage community gardening and local food production opportunities**

In the Plan area:

- 4.3.1 Developers will be encouraged to include opportunities for local food production in their subdivision, development and outline plan proposals.

In areas identified as Low Density Residential, Medium Density Residential, Community Core, Public Service or Parks:

- 4.3.2 A variety of local food production opportunities, such as community gardens, market gardens and greenhouses will be encouraged.
- 4.3.3 Local food production may be supported where the following considerations are met:
- a) safe pedestrian access is provided,
  - b) impacts on or conflicts with adjacent land uses are minimal, and
  - c) setbacks from waterbodies and watercourses are maintained.

## PRINCIPLE 5: PROVIDE ADEQUATE MUNICIPAL SERVICES AND INFRASTRUCTURE

Access to quality municipal services and infrastructure is key to enhancing quality of life. Water and sanitary sewer systems currently exist in most of the built-up areas of Fort Chipewyan, as shown on Map 6. Some residents would like to see water and sanitary sewer systems expanded to the western part of the Hamlet. These areas are largely low density residential areas or outside the Plan area (i.e., Dog Head Reserve). The Plan's commitment to achieving the community vision relies on responsible municipal infrastructure development. This entails optimizing the use of existing municipal services and infrastructure. In the Possible Growth area, detailed servicing plans and transportation networks will occur once the feasibility of these areas is confirmed. There are also concerns about the quality and source of the community's drinking water, which is from the southern end of Lake Athabasca. Alternative locations, such as from further north along Lake Athabasca, have been suggested by the community.

The road network in the Hamlet is generally sufficient to provide for safe and easy movement. Residents express a desire for a formal walking trail that connects the north part of the community ("Muskeg Area") to Dog Head Reserve. The main thoroughfare, McDermot Avenue, is also used to transport fuel and other goods to storage areas in the northeastern part of the Hamlet. Some residents are concerned that this poses a hazard. Some residents also feel that additional street lighting, signs, crosswalks and other improvements could enhance pedestrian safety in high volume traffic areas.

There are also two docks in the community, one of which is a federal port facility locally known as "Big Dock." The dock is an important community asset, providing access to Lake Athabasca, acting as an evacuation point and providing a terminal for barges that transport construction materials, food and other goods to the community in the summer.

### Objective 5.1 Ensure appropriate levels of water services, sanitary services and stormwater management

In the Plan area:

- 5.1.1 Infrastructure will be constructed in accordance with the Municipality's *Engineering Servicing Standards and Development Procedures* (ESS).
- 5.1.2 Municipality supports the preparation of a comprehensive plan for municipal water and sanitary services for the Hamlet of Fort Chipewyan. The plan may address aspects such as:
  - a) capacity and condition of existing infrastructure and facilities,
  - b) schedule for anticipated upgrades, and
  - c) potential to expand services to adjacent First Nation Reserves on a cost recovery basis.
- 5.1.3 The Municipality supports unique approaches to providing water and sanitary services to un-served parts of the Hamlet, in accordance with municipal infrastructure plans.



- 5.1.4 Existing municipal infrastructure should be optimized before consideration is given to the development of new infrastructure.
- 5.1.5 The feasibility of an alternative drinking water source for the community may be explored. This may include exploring cost sharing opportunities with the other levels of government and other stakeholders for development of infrastructure.

In areas identified as Possible Growth:

5.1.6 Developers will be required to provide the following services at the time of subdivision and development:

- a) water supply,
- b) sanitary servicing, and
- c) stormwater management.

- 5.1.7 New development in proximity to McDermott Avenue will be required to use existing infrastructure. However, truck-based services will be considered where extending existing services is not feasible.
- 5.1.8 Developers will be responsible for the cost of extending infrastructure and municipal services to the development and for providing service connections to individual lots.

## **Objective 5.2 Support the expansion of franchise utilities**

In the Plan area:

- 5.2.1 Coordination of future municipal projects with franchise utilities (gas, electric, telephone, cable and internet) upgrades will be encouraged.
- 5.2.2 Developers will be responsible for the cost of providing franchise utilities (gas, electric, telephone, cable and internet) to service the development.

## **Objective 5.3 Enhance road safety and pedestrian connectivity**

In the Plan area:

- 5.3.1 Roads will be constructed in accordance with the Municipality's *Engineering Servicing Standards and Development Procedures* (ESS).
- 5.3.2 Municipality supports undertaking a transportation needs assessment for the Hamlet of Fort Chipewyan. The Plan may address aspects such as the condition of existing infrastructure, a schedule for anticipated upgrades, safety concerns and needed improvements.

- 5.3.3 The Municipality supports the maintenance and enhancement of the existing road networks to allow for the safe movement of pedestrians, cyclists and vehicles. Road enhancements may include but are not limited to providing adequate street lighting, signage, sidewalks and marked crossings.
- 5.3.4 The Municipality supports the development of a trail network that provides convenient connections to parks and various points in the community will be considered to enhance connectivity.
- 5.3.5 The Municipality supports collaboration with residents and other stakeholders to explore an alternative route for transporting hazardous goods through or around the Hamlet.
- 5.3.6 The Municipality supports the evaluation and resolution of potential safety concerns identified by the community on MacKenzie Avenue, adjacent to the Northern Store and Canada Post outlet.

In areas identified as Possible Growth:

- 5.3.7 Developers will be required to identify and provide the following services, at the time of subdivision and development:
  - a) local road network to support the development, and
  - b) access (driveways) to individual lots;
  - c) driveway access will not be allowed directly from McDermott Avenue.
- 5.3.8 New subdivisions and developments will be required to provide adequate traffic safety measures to ensure pedestrian safety and to mitigate traffic impacts.
- 5.3.9 New subdivisions and developments will be required to provide convenient pedestrian connections that link the residential area with Lake Athabasca, open spaces, community services and commercial areas.

#### **Objective 5.4 Promote continued access to “Big Dock”**

In the Plan area:

- 5.4.1 The Municipality supports collaboration with the community, Transport Canada and other stakeholders to help ensure that the port facility (locally known as “Big Dock”) remains accessible to the community.
- 5.4.2 Enhancements to the port facility and surrounding lands, such as additional parking stalls, waste bins and washrooms, will be encouraged.

### Objective 5.5 Promote community services and safety

In the Plan area:

- 5.5.1 New or expanded community services and facilities will be directed to Public Service and Community Core areas, as identified on Map 7 and Map 8.
- 5.5.2 All subdivisions and developments will be required to incorporate fire preparedness measures based on the Government of Alberta's *Fire Smart Guidelines* (2003), *Fort Chipewyan Regional Wildfire Mitigation Strategy* (2016), *RMWB Wildfire Mitigation Strategy* (2017) or as required by the Municipality. Measures may include but are not limited to providing emergency access, undertaking vegetation management or selecting suitable building materials.
- 5.5.3 New subdivisions and developments will be required to provide sufficient and available water for fire suppression in accordance with the *Alberta Building Code*, *Alberta Fire Code* and as required by the Municipality.
- 5.5.4 Development adjacent to landfills and sewage lagoons will be required to follow requirements for regulatory setbacks outlined in the Government of Alberta's *Subdivision and Development Regulation*. Setbacks are shown on Map 9.

### Objective 5.6 Protect against potential flood hazards

In the Plan area:

- 5.6.1 The Municipality may request that a developer provide sufficient information to determine if land which is the subject of a subdivision or development permit application is located within a Flood Hazard Area.
- 5.6.2 The Municipality may undertake a Flood Risk Study to determine the extent of risk as well as appropriate avoidance and/or mitigation measures. Measures may include but are not limited to development setbacks, safe building elevations, flood proofing or others.



# PART 3: MAKING IT HAPPEN

This section discusses key considerations for implementing the Plan.





## IMPLEMENTATION

This section outlines the next steps needed to ensure that the Plan is implemented.

### Subdivision and New Development

All new subdivision plans and development proposals must be evaluated in terms of the intent of this Plan.

### Land Use Bylaw (LUB)

A major component of the plan implementation is the *Land Use Bylaw* (LUB). The LUB should be reviewed as the first step of the Fort Chipewyan ASP implementation. Under the LUB, land will be designated using the ASP's policies and Generalized Land Use Concept Map for guidance. Flexibility in varying the location and design of these elements as the result of more detailed planning will be addressed at the Outline Plan and/or Plan of Subdivision stage.

### Local Initiatives and Collaboration

The Plan sets out a guide for future development and many of the policies may be implemented by local or community-driven initiatives. Local initiatives will help drive the creation of community gardens, the identification of locally significant places and others.

Proponents should contact the Land Administration Branch (Planning and Development Department) for potential initiatives on municipal land. For initiatives on private land, it is recommended that Planning and Development Department be contacted early to discuss requirements for development.

### Municipal Initiatives and Projects

Some of the policies in the Plan may be implemented through a municipal capital project. Individual municipal departments are encouraged to put forward projects in their departmental business plans that support the principles, objectives and policies of this Plan. An Implementation Strategy should be prepared to identify specific actions.

### Development of the Possible Growth Area and Development Phasing

The Possible Growth area is shown on Map 7 and Map 8. Intended to be largely residential, this area may provide opportunities for fully serviced and un-serviced development. Table 1 presents three density options, ranging from the detached dwellings on un-serviced lots (minimum 3 units/ha) to multi-residential development at higher densities (maximum 24 units/ha). The Potential Growth area measures approximately 36.5 hectares. The calculations assume that 50 percent of this area may non-developable due to slopes and natural features. The calculations also assume that 40 percent of the remaining 18.25 hectares will be dedicated to non-residential uses, such as roads, public services and public utilities. Approximately 10.95 hectares could be available for development. Table 1 shows that if development occurs at a density of 3 units/ha, there is insufficient land to accommodate the proposed growth of 200 people. However, if development occurs at a density of 13.5 units/ha or 24 units/ha, there is sufficient land.

**Table 1: Estimated population accommodated in potential growth area based on three density options**

Density Options [A]	Developable Land (ha) [B]	Estimated Dwelling Units [C = A x B]	Dwelling Occupancy [D]	Population Accommodated [E = C x D]	Population Growth Accommodated [F]
Minimum 3 units/ha (un-serviced lots)	11	33	2.92	96	No
Average 13.5 units/ha (serviced lots)	11	148	2.92	432	Yes
Maximum 24 units/ha (multi-residential on serviced lots)	11	264	2.92	770	Yes

Note: Dwelling occupancy assumes an average of 2.92 persons per dwelling (RMWB, 2015); proposed population growth of approximately 200 people (RWMB, 2017).

Development of this area may be undertaken by individuals or developers. Before any development can occur, lands within the Possible Growth area must be acquired and subdivided. This land is owned by the Municipality. Inquiries about these lands should be directed to the Land Administration Branch (Planning and Development Department).

The Municipality may require the preparation of an Outline Plan prior to subdivision and rezoning. The Fort Chipewyan ASP provides a high-level review of environmental constraints and servicing. An Outline Plan provides more detailed information about an area's suitability for development options, as well as lot designs, lot sizes, servicing and road access. The potential contents of an Outline Plan are described in Objective 2.2.

Development will be first encouraged on existing lots within the existing built area prior to the Potential Growth area. Phasing of development within the Possible Growth area will be determined at the Outline Plan stage and will occur through an amendment to the ASP. Consideration must be given for the following:

- proximity to and contiguity with existing development, infrastructure and access,
- environmental suitability of lands,
- availability of existing access roads, and
- demonstrated ability to provide adequate water, sanitary and stormwater services to the lands.

### ASP Amendments

The Plan provides a guide for land use and development in Fort Chipewyan over the next 10 years. The Plan will also be periodically reviewed and amended to ensure that it remains relevant. Future development in the Hamlet will take place in accordance with the policy directions in the Plan. However, changing or unforeseen circumstances may necessitate amendments to the Plan's Generalized Land Use Concept Map or policies. Site-specific amendments to the Plan may also



be requested by developers. The preparation of an Outline Plan will also require an amendment to this Plan. All amendments to the Plan will follow approved municipal procedures and will be done by a Council approved Bylaw.

Should any of the Hamlet area lands be granted Métis settlement or First Nation Reserve status, the Fort Chipewyan ASP will be amended to remove these lands from the Plan area.

## GLOSSARY

In this Area Structure Plan, words and phrases that are specifically defined in the Act, and Regulations under the Act, shall bear the meaning expressed in the Act. Words and phrases which are not so defined shall have the meanings which are commonly assigned to them in the context in which they are used in this Area Structure Plan.

Term	Definition
Act	"Act" means the <i>Municipal Government Act</i> R.S.A. 2000 c. M-26, and any regulations passed pursuant to that Act.
Affordable Housing	Housing that meets the needs of households that earn less than the median income for their household size and pay more than 30 percent of their gross annual household income on shelter.
Area Structure Plan	A land use plan that guides future growth and development of an area or community. It is a plan adopted by a municipal council in accordance with the requirements outlined in Section 633 of the <i>Municipal Government Act</i> .
Biophysical Impact Assessment	A study undertaken when projects have the potential to incur negative environmental impacts to environmentally significant or sensitive areas, in order to ensure adequate protection of environmentally significant areas and natural areas with ecologically diverse components and prevent and/or minimize environmental impacts.
Density	A standard measure of units per area, usually used to describe the number of dwelling units per hectare (du/ha).
Ecotourism	Defined by The International Ecotourism Society (TIES) as responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.
Environmental Assessment	A process that assesses all environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. In instances where an Environmental Impact Assessment is not required under federal or provincial law, an environmental assessment may be required to help the Municipality consider the environmental impacts of a proposed plan, and consider alternatives or appropriate mitigation strategies during the planning stage. It is based on information from a desktop review and field reconnaissance. An environmental assessment may include but is not limited to a biophysical impact assessment, geotechnical study, any other assessment required by the development authority.
Environmentally Significant Area	An undisturbed or relatively undisturbed area that contains rare or unique elements or that include elements that may require special management consideration due to their conservation needs. They are of value to society and are important to the long-term maintenance of biological diversity, soil, water, or other natural processes.

Term	Definition
FireSmart Guidelines	Community design principles to reduce the risk and potential of fire hazards and events for communities located near or within forested and other natural vegetated areas.
Generalized Land Use Concept	A conceptual map that depicts the approximate location of future land uses.
Geotechnical Study	A study that identifies geotechnical risks and mitigation measures and must acknowledge that the Municipality may rely upon the study when making decisions.
Home Business	The secondary use of a principal dwelling, its accessory buildings and site, or combination thereof, by at least one (1) permanent resident of the dwelling, to conduct a business activity or occupation. Home businesses may permit limited client visits to the residence.
Home Occupation	The secondary use of a principal dwelling by only the permanent residents of the dwelling to conduct a business activity that does not require client visits to the residence (for example, consulting service, making crafts for sale elsewhere, etc.).
Infill Development	Development in an existing built-up area using vacant or under-utilized lands, behind or between existing development, which is consistent and compatible with the characteristics of the surrounding development.
Infrastructure	Municipally-owned facilities such as water and sewer systems and treatment facilities, roads, sidewalks, bridges, buildings, land, street lights and transit buses. Infrastructure may also be privately-owned utilities facilities and equipment that provide power, gas, telephone and cable television to a municipality.
Live-Work Unit	A dwelling that includes a certain area designated for an office or small-scale retail use, and which is easily accessible from public streets. Such uses typically include artist studios, craft assembly, designer boutiques and similar uses.
Outline Plan	An intermediate planning document, required in specific circumstances, in order to bridge the gap between a large scale Area Structure Plan and an individual plan of subdivision. An Outline Plan focuses on smaller areas of land and provides more detail as to how the land will be further subdivided, serviced and built upon. Technical studies, such as transportation impact assessments, geotechnical studies and environmental impact assessments, may be required as part of an Outline Plan.
Project Accommodation	A residential complex of mobile units, excluding campgrounds, used to provide basic living facilities for workers on a temporary basis.
Setback	The minimum required horizontal distance between a development and a property line or any other feature of a site, including, but not limited to, lease boundaries, watercourses, waterbodies, slopes, and other environmental features. Setbacks are determined by geotechnical studies and/or may be varied when supported by a geotechnical study.

Term	Definition
Secondary Suite	A self-contained accessory dwelling unit that is located on the same lot as the principal dwelling, and has direct access to the exterior, without passing through any part of the principal dwelling. Typical uses include basement suites, loft suites, garden suites and garage suites.
Stakeholders	Any individual, organization or agency that has a specific interest or concern with the Plan that may be impacted once the Plan is adopted.
Sustainability	The World Commission on the Environment and Development (1987) defines sustainability as “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”
Technical Study	A report prepared by an accredited professional that is prepared to assist the Municipality in making decisions about a development. Technical studies may include but are not limited to Biophysical Impact Assessments, Geotechnical Studies, Environmental Impact Assessments or Traditional Use Studies.
Top of Bank	Top of bank means the point closest to the boundary of the active floodplain of a lake, stream, or other body of water where a break in slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point for a minimum of 15 metres measured perpendicularly from the break. Where banks are not well defined (e.g., in the case of lakes, wetlands or ponds), the top of bank is equivalent to the high water mark or active floodplain, whichever is greater.
Traditional Land Use	The use of Public Land by Indigenous peoples for harvesting and hunting flora and fauna for sustenance, economic benefit and cultural/ceremonial and medical purposes.
Traditional Use Study	A study that is designed to capture and record patterns of traditional use by Aboriginal communities. It may cover a community’s entire area of traditional use, or may focus on a specific area of concern or interest, depending on why the study was undertaken.
Vacant Lot	A lot with no buildings or development.

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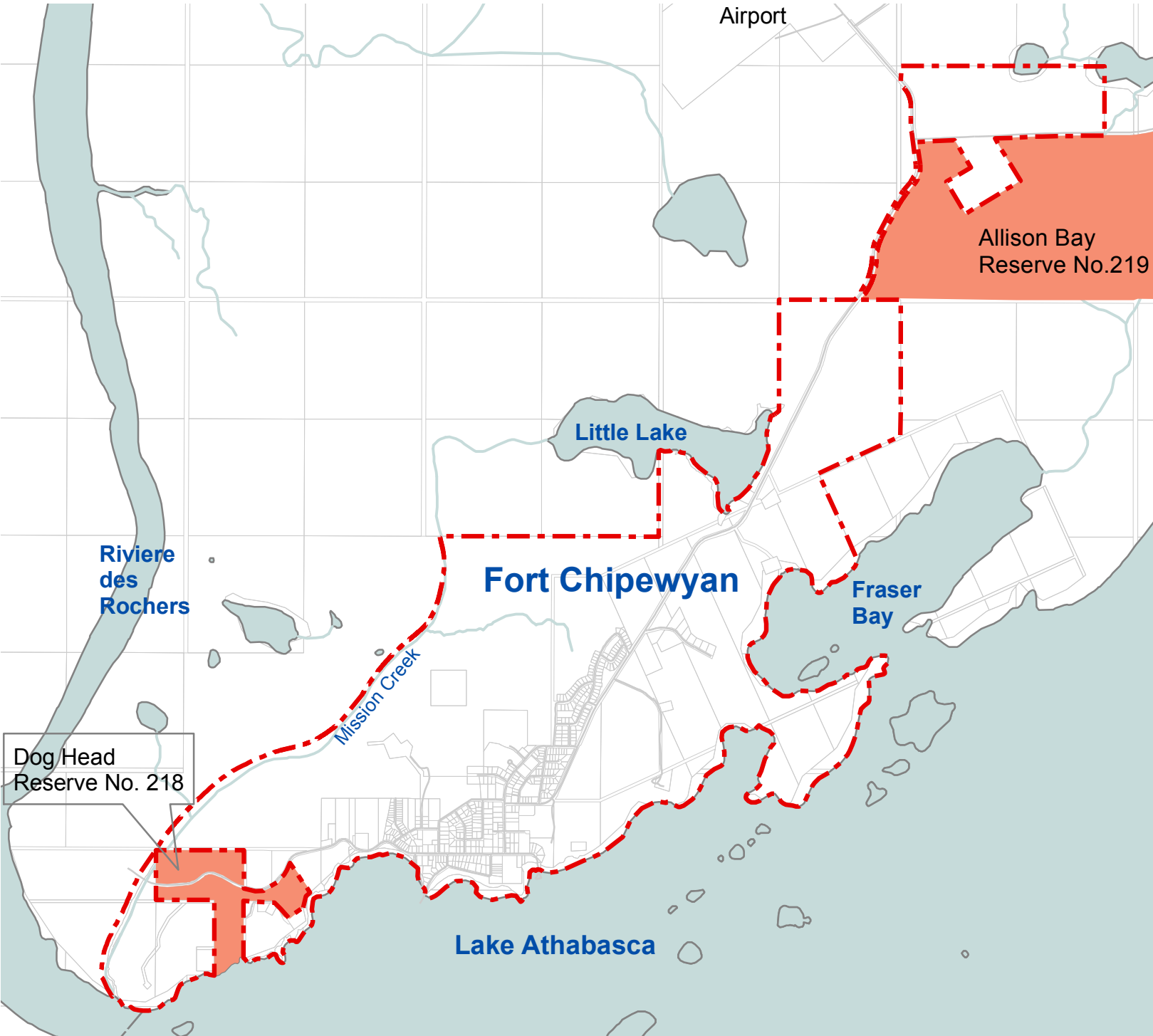
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Legend

- Hamlet and Plan Area
- First Nation Reserve
- Water

0 0.5 1 2 KM





# FORT CHIPEWYAN AREA STRUCTURE PLAN

## ENGAGEMENT SUMMARY DRAFT

### May 2015 – March 2016

Updated February 14, 2018



## Engagement Overview

A series of engagements was held between May 2015 and March 2016. The intent was to re-engage the community of Fort Chipewyan on the Area Structure Plan, to identify or confirm issues, and to reflect those in an updated plan. A number of meetings and other engagements were held, and include:

- meetings with representatives from First Nations and Métis leadership
- meetings with local community groups (e.g., Nunee Health, volunteer fire department and others)
- workshops with municipal employees
- open houses for all members of the community

A full list of engagements is provided:

- May 6, 2015, open house attended by multiple municipal departments (Planning, Bylaw, Parks, and Indigenous & Rural Relations)
- October 2, 2015, meeting with ACFN Special Projects lead and Community Engagement Coordinator
- October 2, 2015, meeting with Mikisew Cree First Nation (MCFN) CEO and Senior Advisor to Council
- November 20, 2015, meeting with MCFN representative from Mikisew Technical Services
- November 27, 2015, email feedback from Parks Canada
- December 9, 2015, meeting with ACFN Special Projects lead and Community Engagement Coordinator
- December 10, 2015, drop-in to Keyano College
- December 10, 2015, meeting with Métis Local 125 President, Office Manager and Consultant
- February 3, 2016, meeting with ACFN Special Projects lead
- February 4, 2016, meeting with MCFN CEO and representative from Mikisew Technical Services
- February 4, 2016, meeting with Métis Local 125 President, Office Manager and Consultant
- March 2-3, 2016 meeting with Athabasca Delta School staff
- March 2-3, 2016 workshops with RMWB staff
- March 3, 2016 meeting with Elders at MCFN Elder Care Centre
- March 3, 2016 meeting with Nunee Health staff
- March 3, 2016 meeting with volunteer fire fighters
- March 4, 2016 meeting with Métis Elders at Métis Local 125 office
- March 4, 2016 meetings with Bicentennial Museum staff, Northern Store Manager, Pool Hall Owner, and RCMP staff
- March 4, 2016 open house (held at arena during hockey game)

### Document Organization

This document summarizes the comments received from these engagements. Comments are summarized and organized under four key themes (topic areas).

# THEME 1: PROTECT THE NATURAL ENVIRONMENT

## WHAT WE HEARD ABOUT THE ENVIRONMENT

- Water pollution, air pollution and decreasing lake levels are concerns; water pollution and impacts from oil sands and hydroelectric developments are threatening aquatic environment and the ability to consume fish.
- Decreasing lake levels are threatening the viability of water transport.
- There should be rules for industry to not pollute Lake Athabasca.
- Lake Athabasca should be opened for commercial fishing again.
- Trails are being impacted by quads and heavy equipment, damaging vegetation, traditional areas and strawberry picking areas.
- Traditional land uses are important, but most occur outside the hamlet boundary.
- There are concerns about the Lower Athabasca Regional Plan (LARP), which proposes development of the Richardson Backcountry for public and commercial uses (e.g., cabins, docks, ATV trails, etc.). First Nations claim these lands as traditional lands and oppose development.



## WHAT WE HEARD ABOUT THE LAKEFRONT AREA

- This area should remain residential, we don't want to see the area transition to more tourism uses. Tourism uses along Lucas Avenue were proposed in a prevision version of the ASP. *(In an informal poll of those engaged between March 2 and 4, 24 of 33 respondents replied that residential development next to the waterfront area should remain 'as is' and not transition to more tourism uses).*
- There is value in keeping the waterfront area natural.
- Waterfront is most important and attractive place in Fort Chipewyan.
- Waterfront is used by people arriving by canoe.
- Protect the land for traditional land uses along waterfront area.
- Concern about water quality and the water level of Lake Athabasca and in the lakefront area.



### WHAT WE HEARD ABOUT AMENITIES IN THE LAKEFRONT AREA

- Don't want to see hotels and apartments along the waterfront, B&Bs are alright.
- Recreation uses in this area are fine, they can help boost tourism.
- Amenities are needed: washrooms/change areas, picnic tables, fire pit, lighting, garbage containers, plaques/interpretive signage and trails. The community would like input on the exact amenities as there were conflicting opinions about the amenities and scale of improvements desired.
- Would like to see more docks and dredging of the Lake.
- More maintenance and cleaning is needed in the area.
- Some people would like to see the Sundance structures relocated.
- Mixed opinions on the Place-Making installations (e.g., boulders, boardwalk area, Monument Hill platform and stairs), some like them and others do not.
- Mixed opinions about a waterfront trail; some would like a walking trail linking Dog Head Reserve to Monument Hill, while others do not think a trail is needed; general concerns with ATV being used on trails and a need for enforcement.





## THEME 2: RESIDENTIAL, COMMERCIAL AND OTHER DEVELOPMENT AREAS

### WHAT WE HEARD ABOUT RESIDENTIAL DEVELOPMENT AND HOUSING

- Many types of households are in need of housing: young families, singles, elders, workers/staff, persons who don't qualify for band housing, members of the Métis community.
- Lots of people are living in multi-generational situations to 'make do.'
- Many people want to come back to Fort Chipewyan but can't find housing/land; the number of people is unknown.
- Small houses and low-income housing are needed.
- You should ask owners in each area what types of housing and densities they want to see.
- Mixed opinions about higher density / multi-family housing
  - Many respondents felt that multi-family housing should go anywhere because housing is badly needed. *(In an informal poll of those engaged between March 2 and 4, 2016, 25 of 40 respondents replied that apartments and townhouses ("higher-density housing") should be allowed in all residential areas).*
  - Some residents expressed concerns about multi-family housing in single family areas.
  - Existing higher density forms of housing (e.g., duplexes, 6-plexes) found in the community are generally acceptable;
  - Multi-family housing needs to have adequate parking for vehicles, boats, etc.
  - People want to walk on grass; row houses are better because you can have a small yard.
  - Concerns about more disturbances and noise.
  - Concerns with building taller than 2 stories; fire department may not be able to respond; more training and equipment needed for responders.
  - Housing above storefronts won't work because there's not enough business growth to support a strip mall.



- Mixed opinions about additional single detached housing in the downtown; some don't want single family homes using up large lots, while others felt that existing homes should be grandfathered in and that mobile homes are a reality in Fort Chipewyan.
- Mixed opinions about infill development (use of vacant lots)
  - Need for housing and lack of land means infill is needed.
  - Housing options like suites and garden suites might work for some.
  - Don't like infill because lots are not accessible: people are not willing to sell their vacant lots, many lots held by families for a long time, or are owned by the Federal Government for band members only.
  - Vacant lots are not easy to develop, may be costly, have constraints and are difficult to consolidate (if scattered) to create multi-family housing.
  - Concerns about being too close to neighbors, crowding.
  - The real issue is a lack of willing sellers, not a lack of land.
  - Some owners are trying to sell their lots at high prices (e.g., \$100,000) but there are no buyers at those prices.
- Strong desire for new lands
  - There is likely limited but vocal demand for country residential lots; there is a preference for un-serviced, 2+ acres lots; the Municipality should subdivide land and make it available for individuals to develop.
  - Sandy Bay/McDermott Avenue area is ideal; did Municipality ever study the northern tip of Sandy Bay?
  - New areas are expensive to develop, and there are no places to grow due to outcrops, muskeg, etc.
  - Concerns that only a few (e.g., mainly the First Nations) would be able to afford to develop; there is no developer interest.
  - Concern about whether the proposed costs reported by the Municipality's technical studies are true, costs seem too high.
- Workers housing
  - We need a worker housing, hotels, lodges and B&Bs.
  - Prefer to keep work camps away from town; camps cause social issues when not well managed.



- Temporary worker housing could look nicer, blend into the neighbourhood better (e.g., with patios, amenities); we need it as permanent housing, not typical trailer-style housing.
- We can use Yellowknife as an example, they have similar land characteristics. Why do we not use the same concept/ideas?
- Wood Buffalo Housing should invest in Fort Chipewyan.

#### WHAT WE HEARD ABOUT A PROPOSED MIXED-USE CORE AREA

- Overall, there is support for a mixed use Core area and the uses being proposed (commercial, institutional, residential).
- A wide range of uses are desired: gas station, mechanic garage, personal services, cafés, multi-use building, banks, offices, health services, recreation, business incubator, etc.
- Mixed opinions about allowing housing, including additional single family housing and higher density housing, in the Core area.
- Many downtown lots may not be available for residential development.
- Industrial uses are generally not desired in the Core area.
- The concern with possible hydrocarbon contamination of some lots may affect the ability to develop them.
- Derelict buildings are a problem.
- The Municipality should clean up the downtown.



### WHAT WE HEARD ABOUT COMMERCIAL DEVELOPMENT

- Commercial uses are more important than residential; we don't want to see a loss of commercial space in order to get more residential.
- Direct commercial development to Mackenzie Avenue and not in the waterfront area (e.g., Lucas Avenue).
- Existing commercial land is enough.
- Lodge should be rebuilt where it was.
- The Municipality should give grants to help encourage small business.

### WHAT WE HEARD ABOUT INDUSTRIAL DEVELOPMENT

- Industrial uses are not desired in the Core area.
- The fish plant should align with nearby uses, be relocated to industrial areas, or be redeveloped (e.g., office, restaurant, boat museum, etc.).
- Safety concerns with propane tanks being downtown.

### WHAT WE HEARD ABOUT TOURISM AND ECONOMIC DEVELOPMENT

- There are mixed opinions about tourism development; some feel a need to boost tourism activities while others don't feel there is community interest.
- Support for small business, it is difficult for start-ups to find rental space.
- Balance tourism and local community uses; keep tourism culturally appropriate as they shouldn't change community flavor.
- Lack of accommodations and public transportation for visitors.
- We need worker housing, hotels, lodges and B&Bs.
- Tourism amenities should go in the Core area, including hotels.
- Need another grocery store, which will help make prices cheaper.
- Would like more air travel companies and flights.
- We need more funding for training to help get better jobs, skills.





## THEME 3: HISTORICAL RESOURCES AND RECREATIONAL OPPORTUNITIES

### WHAT WE HEARD ABOUT HERITAGE

- Heritage sites need to be preserved.
- The cemetery is an important issue as the existing cemetery is running out of capacity; do we have a new cemetery site?
- Cemetery maintenance is important.
- Need to boost tourism activities (e.g., eco-tourism, culture-based activities, etc.).

### WHAT WE HEARD ABOUT RECREATION

- There are mixed opinions about use of ATVs in the community.
- Would like more planned trails and fewer unplanned trails; unplanned trails are creating noise and vegetation damage; separate ATV trails might limit use/impacts on other trails.
- Would like to see a formal trail in the lake area, only for walking and snowshoeing (not ATVs).
- Facilities are good but there is a need for more activities and programs for youth.



## THEME 4: MUNICIPAL SERVICES AND INFRASTRUCTURE

### WHAT WE HEARD ABOUT ROADS AND SIDEWALKS

- Concerns about the condition of the road to the airport, repairs are needed.
- No concerns with roads, people need to follow traffic rules.
- Would like sidewalk continued to the Dog Head area.
- Place-Making installations have narrowed the road between the Northern Store and Post-Office, reducing parking and visibility; the narrowing makes the transport of dangerous goods even more unsafe here; need crossings and lights here.
- Would like speed bumps on MacKenzie Avenue; however, people should follow traffic speeds; educate people so they obey the rules.

### WHAT WE HEARD ABOUT OFF-HIGHWAY VEHICLES (OHVs)

- There are mixed opinions about OHVs/ATVs; many feel that they are dangerous, noisy and damage walking trails; there isn't community resolve yet to limit their use on roads.
- Lots of informal trails around town, but no clearly planned ones for walking, biking or ATV use.
- Staging areas do not make much sense in rural areas; people drive everywhere on ATVs.





### WHAT WE HEARD ABOUT WATER TRANSPORTATION AND RELATED INFRASTRUCTURE

- Big Dock is very valuable to the community and there are concerns about its possible sale and privatization.
- The two docks (Big Dock, provincial dock) are inadequate because of poor lighting, parking, maintenance; concerns with the integrity of boat launch, depth of water, ramp condition, etc.
- Dredging at Big Dock is needed, but Transport Canada no longer does it.
- Concerns about Site C Dam (Peace River) and its impact on water levels of Lake Athabasca.
- Want to see more water transportation, such as hovercraft (i.e., proposed transit service to Fort McMurray).
- Need water level markings along the Athabasca River to ensure boater safety.



### WHAT WE HEARD ABOUT WATER AND SEWER SERVICES

- Concerns with the existing water intake pipe location; there are concerns with water quality in the Lake and a strong desire to see the intake location moved (i.e., further up the lake, to nearby lakes, etc.).
- Overall, most people appear happy with current service levels.
- Service levels are not the same as in Fort McMurray.
- Sewage dumping is not good, need to improve it.
- Need a water treatment plant like they have on Suncor site; water gets recycled many times.
- Would like to see the west side of the community serviced.
- Want to see piped water and sewer to Dog Head Reserve, more partnerships between Municipality and First Nations.
- Water needs to be tested, can Municipality send out water quality results monthly?



### WHAT WE HEARD ABOUT RECYCLING AND GREEN ENERGY

- Want more recycling as some residents drive their recyclables to Fort McMurray.
- Want the Municipality to explore alternative energy; Fort Chipewyan has long days in summer and strong winds, good for solar and wind energy.

### WHAT WE HEARD ABOUT EMERGENCY SERVICES

- Volunteer fire department lacks “mutual aid” of another nearby fire department.
- Concerns with building heights more than two stories; the fire department may not be able to respond; more training and equipment needed.

### OTHER CONCERNS YOU SHARED WITH US

- Need a bypass road around the community for large trucks and the transport of hazardous goods and fuels.
- Lack of summer access to Wood Buffalo National Park; the only access is by boat.
- Would like a second access road into Alison Bay Reserve.
- Lack of public transportation between downtown and the airport; the only option for visitors is taxi.
- Would like more air travel companies and flights to Fort Chipewyan.





# FORT CHIPEWYAN AREA STRUCTURE PLAN

## ENGAGEMENT SUMMARY

### September 26 – 28, 2017

Updated February 14, 2018



## Engagement Overview

A series of engagements were held on September 26, 27, and 28, 2017. The purpose was to discuss proposed policies in the draft Area Structure Plan with community members in Fort Chipewyan. A number of meetings and other engagements were held, and include:

- meetings with representatives from First Nation and Métis leadership
- meetings with local community groups (e.g., Nunee Health, Keyano College and others)
- workshops with municipal employees
- open houses for all members of the community

Following is a full list of engagements:

- September 26, 2017, open house (held at the multiplex office building)
- September 26, 2017, meeting with Athabasca Chipewyan First Nation (ACFN) Councilor
- September 26, 2017, meeting with Métis Local 125 President, Office Administrator and Consultant
- September 26, 2017, meeting with Nunee Health staff
- September 27, 2017, open house (held at the aquatic centre)
- September 27, 2017, workshop with Keyano College staff and students
- September 27 and 28, 2017, workshops with RMWB staff
- September 27, 2017, meeting with Bicentennial Museum staff
- September 27, 2017, meeting with Pool Hall owner
- September 28, 2017, open house (held at the aquatic centre)

Participants were asked questions based on a policy questionnaire, which focused on topic areas covered in the draft ASP. Participants were asked which topic areas were of interest to them and staff recorded key concerns and ideas. Not all topic areas were discussed at each engagement.

### Document Organization

This document summarizes the comments received from these engagements. Comments are summarized and organized by topic area under the five key principles of the ASP.



# PRINCIPLE 1: PROTECT THE NATURAL ENVIRONMENT

## PROMOTE AN ENHANCED LAKEFRONT

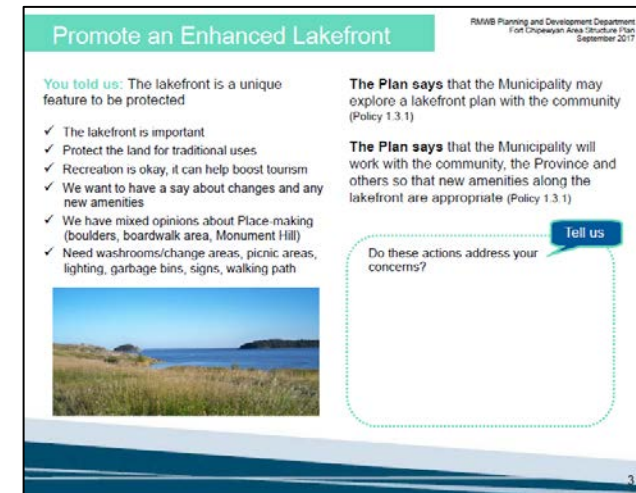
### General comments:

- Multiple people expressed a desire for a wide range of amenities: washrooms, benches, picnic areas, outdoor exercise equipment, water tap, fire pits and cabin style structures for rainy days.
- A more defined walking trail is needed. Some people mentioned how there used to be a trail that students took to the residential school.
- Some are concerned about maintenance and want all amenities in the area to be well maintained. Educating people or putting up signs might help keep the area clean.
- There are safety concerns. The playground is being used at night by intoxicated people.
- The “noise makers” at the playground are disturbing nearby residents.
- There is a strong feeling about maintaining a natural shoreline.
- Can the use of the lakefront be regulated?

**Discussion Question: What do you think about exploring a lakefront plan and working with the community, the Province and others so that new amenities along the lakefront area appropriate?**

### Comments:

- Many people stated that the policy addressed the community’s concerns around the lakefront and creating a waterfront plan.
- Decisions regarding what happens along the lakefront should be made by the community as a whole and not just by the people who live in the area.
- Background research is needed to know what the community wants and to learn from past projects.



## PRINCIPLE 2: ADDRESSING HOUSING NEEDS

### RESIDENTIAL DEVELOPMENT (HOUSING)

General comments:

- Multiple people mentioned that there is a need for new land for development.
- Some people expressed a desire for serviced lots because un-serviced lots could be inconvenient.
- There is concern over outside developers coming in, buying land, and selling houses to wealthy outsiders that locals cannot afford.
- Challenge – Houses are handed to people therefore ownership is a new concept.
- Some existing areas are not well served for playgrounds (Muskeg Area, Downtown by the 8-plex).

**Discussion Question:** What do you think about developing housing in existing residential areas (infill development) and allowing secondary suites to create more housing options?

Comments:

#### Infill

- There are mixed opinions about infill. Some people like infill but others are concerned that it will increase density and make people live too close to one another (like “sesame street”).
- People are holding on to their lot to pass it on to their kids and this a challenge for infill development.
- Space for storage, ATVs and boats is important, subdividing lots will not work.
- Incentives are needed to encourage infill development.

**Residential Development (Housing)** RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**You told us:** We have concerns about housing

- ✓ Many types of households need housing (singles, families, Elders)
- ✓ Large families living together
- ✓ Mixed opinions about higher density and multi-family housing types
- ✓ Mixed opinions about “infill” (developing vacant lots)
- ✓ Make more land available

**The Plan suggests** several ways to create more housing

**Strategy 1:** Develop housing in existing residential areas (“infill”) (Policy 2.1.1)

- ✓ Encourage housing on vacant lots
- ✓ Subdivide larger lots
- ✓ Encourage a range of housing types from single family to small apartments

**Strategy 2:** Allow for secondary suites (a second dwelling often located in a basement or above a garage) (Policy 2.1.6)

- ✓ Reduce overcrowding
- ✓ Create more living space for families
- ✓ Income (rentals, BnBs)
- ✓ Tourist accommodations

Do you have any concerns about these strategies? **Tell us**

**Residential Development (Housing)** RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**Strategy 3:** Identify new areas for future neighborhoods (aka “Possible Growth” areas) (Objective 2.2)

- ✓ Several new areas are identified for residential development
- ✓ A range of housing types could be developed (from single family to small apartments)
- ✓ Densities between 5 and 24 units per hectare required
- ✓ Could be serviced or un-serviced (trucked services)
- ✓ Developer-driven
- ✓ Further study of lands by the developer are needed



**Secondary Suites**

- Multiple people expressed support for allowing secondary suites in the community. Secondary suites were felt to create more choices for people.
- Some people were concerned that allowing secondary suites would increase the number of people per house which in turn could cause a shortage of space for storing boats and skidoos.
- Challenge - lots may be too small, 'not far enough from mom.'
- Most of the houses in the community were built with federal money and come in standard designs that don't allow for opportunities to develop secondary suites.

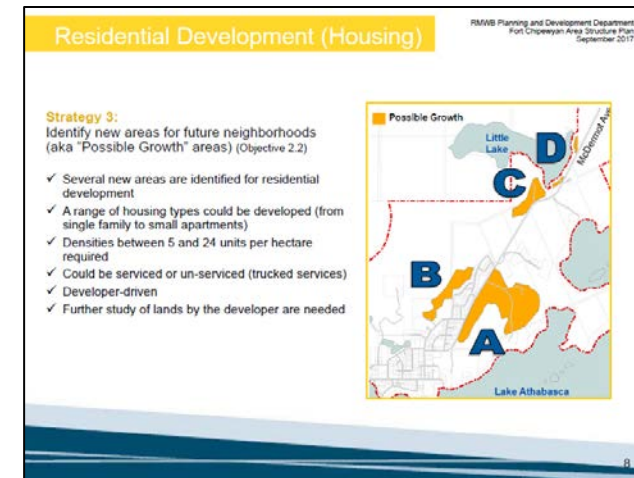
***Discussion Question: What do you think about identifying new areas for future neighbourhoods ("Possible Growth" areas)?***

Comments:

- Technical studies are needed as soil quality might be an issue.
- New areas should be developed to a higher standard (e.g., with nicer homes) and should include parks and playgrounds.
- Land near the Yanik Airstrip was felt to be a good option. However, it was explained that the area is not suitable as it is an Environmentally Significant Area (Falcon range).
- Some people want to be able to develop next to the lake.
- Concerns about locals not getting first opportunity to buy.

**Discussion Question: What do you think about the four (4) “Possible Growth” areas (A, B, C, and D) that the Plan identifies?**

Possible Growth Areas	Responses
<b>A</b> (Sandy Bay area)	<ul style="list-style-type: none"> <li>The preferred area for future residential development.</li> <li>Some people suggested that this area may be large enough to meet the community’s land needs.</li> <li>Some people prefer to see country residential lots and single-family houses here.</li> </ul>
<b>B</b> (North of the arena and pool)	<ul style="list-style-type: none"> <li>Multiple people said that the area was muskeg and needed further technical studies to confirm that it is developable.</li> <li>Land behind the school is very wet.</li> </ul>
<b>C</b> (South of Little Lake)	<ul style="list-style-type: none"> <li>Most people were concerned with this location because it is currently used to house dogs. Many people did not see the dog lot moving in the future.</li> <li>May have muskeg.</li> </ul>
<b>D</b> (Next to Little Lake and McDermot Avenue)	<ul style="list-style-type: none"> <li>There are mixed feelings about this location. Some people like it and want to see retail commercial here along with houses. Meanwhile others said that it was far from the community and it would be better for tourist activities.</li> <li>There are concerns about contamination in the area as there used to be fuel tanks in the past.</li> </ul>



**Discussion Question: What do you think about allowing a variety of housing types in the “Possible Growth” areas?**

- Multiple people are supportive of having a mix of housing types and allowing all housing types.
- Some people have concerns about mixing manufactured houses and trailers with single-detached houses as they may not be aesthetically appealing and could decrease property values.
- Do not want to see trailers in new areas. Trailers are okay in the Downtown, they are already there.
- There is a need for more multi-family options (e.g. 1 bedroom apartments) for singles and young families.

The following table summarizes general responses to allowing different housing types:

Housing Types	Responses
Single detached and manufactured houses	<ul style="list-style-type: none"> <li>• There is a desire for more single-detached houses in the possible growth areas.</li> </ul>
Duplex and semi detached	<ul style="list-style-type: none"> <li>• Many people are supportive of these housing types in areas closer to the downtown.</li> </ul>
Row housing (tri plex, 4-plex, Townhouses)	<ul style="list-style-type: none"> <li>• Some people are supportive of up to 4 units closer to or in the core area.</li> </ul>
Apartments	<ul style="list-style-type: none"> <li>• Apartments are more accepted near or in the downtown.</li> <li>• Many people do not want to see buildings that are more than two stories tall.</li> </ul>

**Residential Development (Housing)** RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**The Plan identifies** several potential areas for possible development. Would you like to see development in these areas? **Tell us**

	✓ OK	✗ Not OK
<b>A</b>		
<b>B</b>		
<b>C</b>		
<b>D</b>		

**The Plan allows** for a variety of housing types in these areas (Policy 2.2.3). Do you agree? **Tell us**

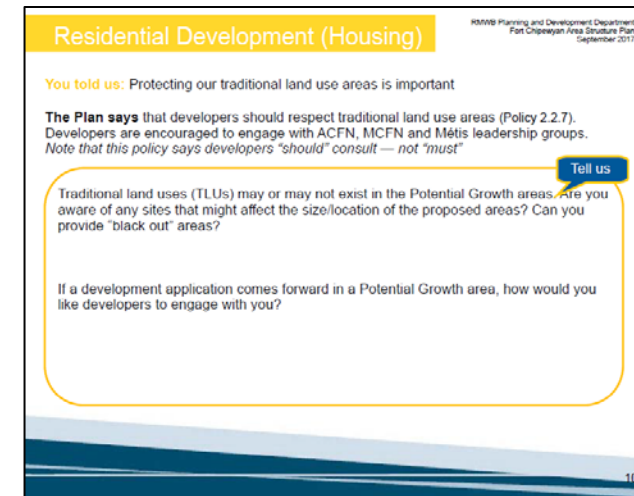
	✓ OK	✗ Not OK
Single Detached and Manufactured Homes		
Duplex and Semi-detached Houses		
Row Housing (3-Plex, 4-Plex and Townhouses)		
Apartment Buildings (2 stories)		

9

## TRADITIONAL LAND USES

**Discussion Question: Are traditional land uses present in the “Possible Growth” areas?**

- Many people are not aware of or did not have the knowledge / experience to speak about the presence of traditional land uses in the “Possible Growth” areas.
- Some people wanted a TLU study to be done for the areas.



## PRINCIPLE 3: ECONOMY AND TOURISM OPPORTUNITIES

### ECONOMIC DEVELOPMENT AND TOURISM

General comments:

- Tourism is the future of the community but residents need training.
- Some of the challenges for developing eco-tourism opportunities are a lack of awareness and the cost of fuel.
- Multiple people mentioned that Little Lake is a good location for developing eco-tourism uses such as canoe rentals, cottages, and restaurants.
- There is a need for an information centre where tourists can obtain information.

**Discussion Question: What do you think about supporting the development of eco-tourism by allowing home businesses, home occupations, live-work opportunities and tourist accommodations such as bed and breakfasts in residential areas and the “Core”?**

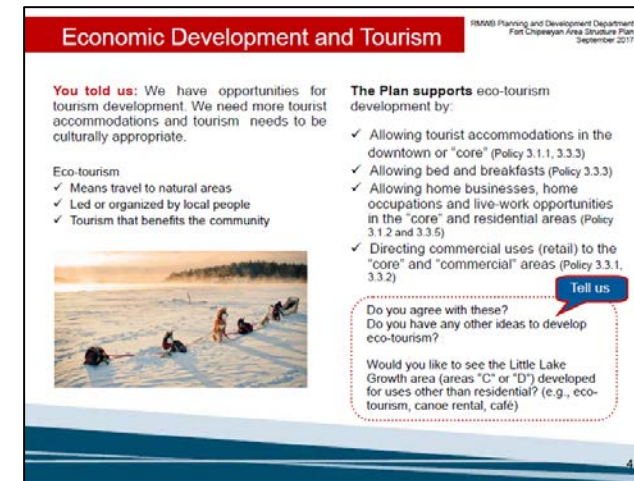
Comments:

- Home businesses, home occupations and live-work opportunities expand opportunities for commercial activities and many people are supportive of allowing them in residential areas.
- Tourist accommodations should have views towards the lake.
- Bed and breakfasts are okay in residential areas.

**Discussion Question: Do you agree with directing retail commercial uses to the “Core” and commercial areas?**

Comments:

- There are mixed opinions about limiting commercial uses to the “Core” and commercial areas only. Some people support it but others are concerned that prohibiting commercial uses (such as corner stores) in residential areas might limit future economic development.
- Commercial lots are not available in the “Core.”
- Some people want to see commercial uses (convenience store) near the arena. They would be more accessible for youth.



## PRESERVING OUR “SENSE OF PLACE”

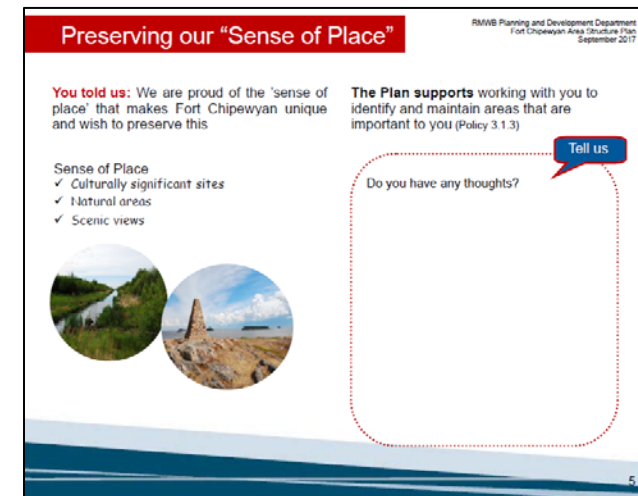
General comment:

- FireSmart tree removal along McDermont Avenue has changed the sense of place.

**Discussion Question: What do you think about working with the community to identify and maintain areas that are important to the community?**

Comments:

- Tower Hill (the Telus tower hill) should be developed as a view point because it has a panoramic view of the community.
- The view of the Lake from the community is important.
- Should develop seasonal activities such as a fishing derby and natural tourism.





## SUSTAINABLE INDUSTRIAL DEVELOPMENTS

General comments:

- There are concerns about a lack of space for storing old vehicles and a need for a car crusher.
- Concerns about industrial lot next to reservoir, it is an eyesore.

**Discussion Question: What do you think about allowing only light industrial developments on lands near Lake Athabasca and the reservoir?**

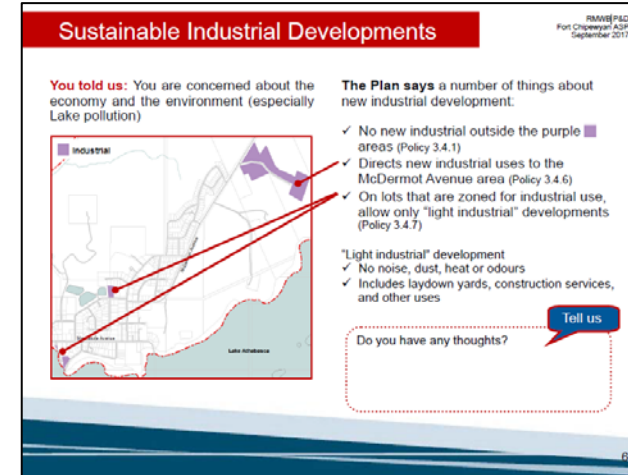
Comments:

- There are mixed opinions about the industrial lands by Lake Athabasca. Some people want it to be transferred to either a residential or commercial use while others said that it should remain as it is.
- Many people mentioned that allowing only light industrial uses near the Lake is good as it will protect the Lake.

**Discussion Question: What do you think about directing all new industrial uses to only the McDermont Avenue area?**

Comments:

- Multiple people expressed support for directing all new industrial uses to the McDermont Avenue area only.
- Automotive shops should only be allowed here.



## PRINCIPLE 4: ADDRESSING CULTURAL NEEDS

### PROTECT HISTORIC AND CULTURALLY SIGNIFICANT AREAS

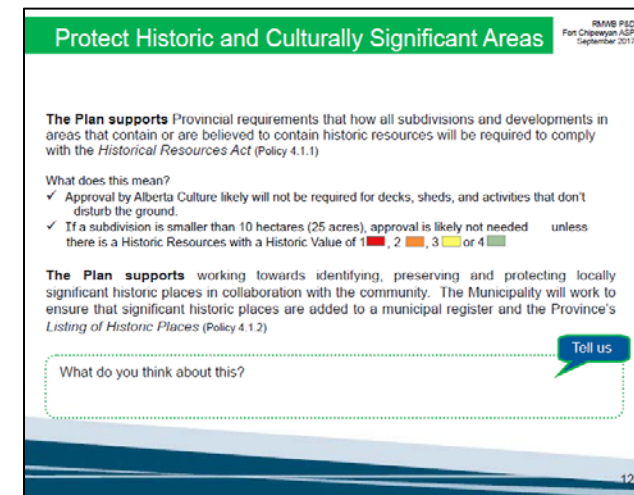
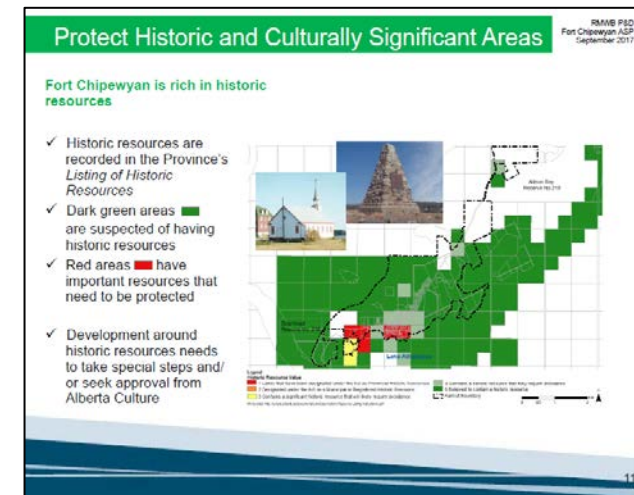
General comments:

- Multiple people expressed support for the requirements of the Historic Resources Act and getting approval from the Province. However, some people had concerns that the requirements could create roadblocks for development.
- The sundial by Dog Head at Wylies Point should be protected.

**Discussion Question: What do you think about the Municipality working with the community to identify, preserve and protect locally significant historic places and adding them to a municipal register and the Province's Listing of Historic Places?**

Comments:

- We should preserve culturally significant areas, natural areas and scenic views.
- Multiple people are supportive of creating a municipal list of historic resources.



## CREATE A MUNICIPAL CEMETERY

General comments:

- The maintenance of the existing cemetery is a concern as the Diocese has only one person to do this.

**Discussion Question: What do you think about the creation of a new cemetery that is designed to be culturally sensitive?**

Comments:

- It is important to have space between plots because families build fences or enclosures (roof structure) around the graves. It is also important to have space between plots so that people don't have to walk on top of the graves.
- Some people expressed concerns about underground seepage flowing downhill to homes as the cemetery will be located on a slope.

## COMMUNITY GARDENING AND AGRICULTURAL OPPORTUNITIES

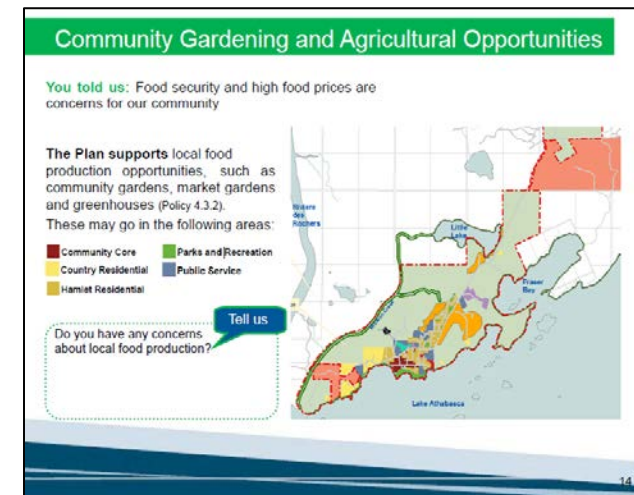
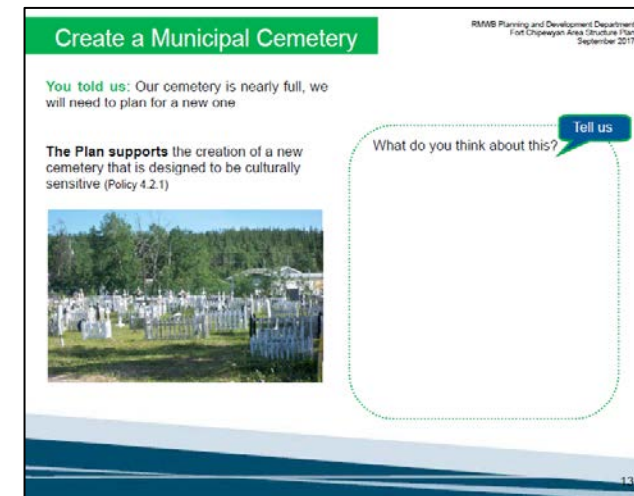
General comments:

- Local agriculture can support local businesses, like the new grocery store.
- People go to the reserve to garden as the existing community garden is full and there is a waiting list.
- Livestock should be addressed along with vegetation.

**Discussion Question: What do you think about supporting local food production opportunities such as community gardens, market gardens and greenhouses in the Community Core, Residential, Parks and Recreation and Public Service areas?**

Comments:

- Local food production is important and there is a desire to see more community gardens.
- Community gardens should be allowed in all the areas identified so that they are easily accessible to people.



- Some people want to have community gardens near the Arbor right beside the church, around the Country Residential lots in the west end of the community and at Woodman Street (locally called “Sesame Street”).
- New gardens should not be allowed near or on contaminated sites and at the lakefront because there is a bird habitat that would be damaged.
- Greenhouses should be allowed. A year-round greenhouse can serve as an income source in addition to food production.
- Be clear about whether livestock are allowed.
- What does the policy mean by ‘support’? What type of support can the RMWB offer?

## PRINCIPLE 5: SERVICING

### WATER AND SEWER SERVICE LEVELS

**Discussion Question:** *What do you think about requiring new development to be serviced where feasible but also considering un-serviced development?*

Comments:

- New areas should be entirely serviced or un-serviced – there should not be a patchwork.
- Un-serviced lots are okay.

### ROAD SAFETY, PEDESTRIAN CONNECTIVITY

General comments:

- Multiple people expressed a need for road improvements in the community.
- Skidoos and quads are a safety concern and should not be allowed on the roads.
- Multiple people mentioned that there are safety concerns at the intersection of Mackenzie Avenue and McDonald Street, where large trucks have driven off the road.
- The roads are narrow and don't have curbs so passing pedestrians is difficult.

**Water and Sewer Service Levels** RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**You told us:** There is interest in new lands for development, and in expanding municipal services

**The Plan says** the following about servicing Growth Areas:

	✓ Agree	✗ Do not agree
✓ That new development should be serviced where feasible, but that un-serviced development may be considered (Policy 5.1.7)		
✓ Developers will be responsible for putting in services, such as water, sewer, power, gas and roads (Policy 5.1.8 and 5.2.2)		

**Tell us**

**The Plan says** the following about servicing in general:

	✓ Agree	✗ Do not agree
✓ That the RMWB may prepare a water and sewer plan for Fort Chipewyan (Policy 5.1.2)		
✓ May explore extending services to First Nations Reserves (on cost recovery basis) (Policy 5.1.2)		

**Tell us**

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**Road Safety, Pedestrian Connectivity** RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**You told us:** We have concerns about transportation

**The Plan recommends** exploring road improvements (Policy 5.3.3)  
Do you support this?

	✓ Agree	✗ Do not Agree
Street lights		
Street signs		
Sidewalks		
Marked crosswalks		
Trails		
Exploring a winter (bypass) road around the community		
Look into safety concerns between the Post Office and Northern Store		

**Tell us**

What do you think overall?

15

**Discussion Question: What do you think about exploring road improvements?**

The following table summarizes responses to the above discussion question:

Type of Road Improvements	Response
Street Lights	<ul style="list-style-type: none"> <li>Street lights are needed especially at some problem areas: Big Dock area, Muskeg area subdivision, and on the way to Dog Head Reserve.</li> <li>There is a need for caution lights at the school.</li> </ul>
Street Signs	<ul style="list-style-type: none"> <li>Street signs are needed at some problem areas in the Muskeg area subdivision.</li> </ul>
Sidewalks	<ul style="list-style-type: none"> <li>Sidewalks are needed along McDermot Avenue all the way to the end of the Muskeg area subdivision and all the way to Dog Head Reserve.</li> </ul>
Marked Crosswalks	<ul style="list-style-type: none"> <li>Marked crosswalks are needed at the Nunee Health Centre and multiplex corner, the Northern Store, and by the Chief Corner Gas.</li> </ul>
Trails	<ul style="list-style-type: none"> <li>We need trails for walking, cycling and skiing only as most of the existing trails in the community are for quads.</li> <li>Would like to see a trail from Dog Head to the Muskeg area, in the Sandy Bay "Possible Growth" area and on the informal path along McDermot Avenue going to Muskeg area subdivision.</li> </ul>
Bypass road	<ul style="list-style-type: none"> <li>Multiple people expressed a need for a bypass road for transporting fuel and other dangerous goods through the community.</li> </ul>
Northern Store / Post Office	<ul style="list-style-type: none"> <li>There is a safety concern at the Post Office and the Northern Store because the seating area reduces the visibility of vehicles and pedestrians.</li> </ul>

**Road Safety, Pedestrian Connectivity** RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**You told us:** We have concerns about transportation

- ✓ Safety concerns between the Northern Store and Post Office
- ✓ Need sidewalks to Dog Head Reserve
- ✓ Need a bypass road around the community for moving dangerous goods



**The Plan recommends** exploring road improvements (Policy 5.3.3)  
Do you support this?

Tell us

	✓ Agree	✗ Do not Agree
Street lights		
Street signs		
Sidewalks		
Marked crosswalks		
Trails		
Exploring a winter (bypass) road around the community		
Look into safety concerns between the Post Office and Northern Store		

What do you think overall?

15



## MAINTAIN ACCESS TO “BIG DOCK”

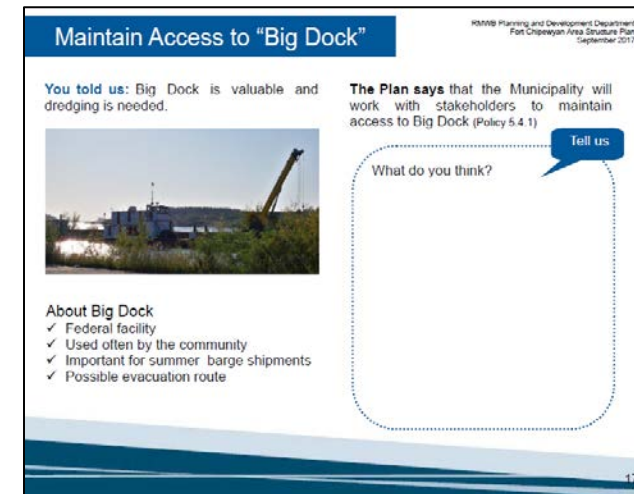
### General comments:

- Multiple people stated that there is a need for washrooms and a paved parking area.
- Could we build a new boat launch by the Fish Plant?
- Maintenance of the dock is a concern. The dock needs to be dredged and debris and old boats should be removed.
- The RMWB maintains the area (does unofficial upkeep) around the dock but there is a need for more education and signage to maintain the cleanliness of the area.
- Currently parking is very chaotic.
- New boat launches are needed at Big Dock, by the fish plant and by Monument Hill.

**Discussion Question: What do you think about the Municipality working with other stakeholders to maintain access to Big Dock?**

### Comments:

- There is general support for maintaining access to the dock.
- The dock is a historical landmark and an important feature that people use to get in and out of the community. It is also an evacuation route.
- Other aspects of the dock should be considered: parking, maintenance.



## WATER QUALITY IS CRITICAL

### General Comments:

- There are mixed opinions about the water quality. Multiple people stated that it is a concern. However, other people said that they had no concerns.
- There are concerns that the water coming out of the sewage lagoon may be polluting other water courses including lake Athabasca.

**Discussion Question: What do you think about exploring a new source for the community's water and actions to reduce the contamination of Lake Athabasca?**

### Comments:

- There is a general support for exploring a new water source. However, some people stated that the policies should be more detailed and describe how it can be achieved.
- Policy should mention where water would be taken from. There is general consensus that the water should be drawn from up the lake (to the north).
- Some people felt that these policies to reduce pollution were not needed because the Hamlet does not create the pollution - industry does.

**Discussion Question: What do you think about having a development setback of 30 metres from lakes?**

### Comments:

- A 30 metre setback is good and is already being followed.

### Water Quality is Critical


RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**You told us:** We have concerns about the source of our drinking water (Lake Athabasca)

**The Plan recommends** exploring a new source for the community's water (Policy 5.1.5)

**The Plan recommends** actions that developers can take to reduce the potential to contaminate Lake Athabasca

- ✓ 30m setbacks from lakes (Policy 1.2.3)
- ✓ Take Environment Reserve when new lands are subdivided (Policy 1.2.8)
- ✓ Only allow "light industrial" on lands near the Lake and drinking water reservoir (Policy 3.4.7)



**Tell us**

Do you support these steps to address water quality concerns?

## PROMOTE FIRE SAFETY

General comments:

- Some people stated that the current FireSmart initiatives will not protect the community. For example, the east side of McDermot Avenue from Muskeg Area to the former lodge site has not been cleared.

**Discussion Question: What do you think about limiting building heights to two stories unless additional firefighting equipment and training are provided?**

Comments:

- Multiple people do not want to see high-rise buildings in the community and are supportive of restricting building heights to two stories.

### Promote Fire Safety


RMWB Planning and Development Department  
Fort Chipewyan Area Structure Plan  
September 2017

**You told us:**

- ✓ Our volunteer fire departments lacks "mutual aid" of another fire department
- ✓ Concerns about building heights more than two stories tall

**The Plan says** that new buildings will be limited to two stories tall, unless additional fire fighting equipment and training are provided (Policy 5.5.4)

**The Plan says** that new subdivisions and developments will be required to include fire preparedness measures, such as FireSmart (Policy 5.5.2)



**Tell us**

What do you think?

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# OTHER THINGS YOU SHARED

## Working Together

- The RMWB needs to meet with the rural community on a regular basis.
- The First Nation bands and the Metis leadership should be included in the design of community projects.
- There is a desire from the community to be involved in the development permit approval process.
- There are concerns regarding the jurisdiction of Fort Chipewyan. Leadership feel that the community should be treated differently because it is an isolated community.

## Land and Housing

- There are concerns about the RMWB's land sale process. The community wants to be aware of and have a say in the process.
- There are concerns about land encroachment as some people are using municipal lands near their houses.
- What are the roles of the RMWB and a developer when land development occurs?
- How does the ASP take into consideration ACFN's Addition to Reserve application?
- Housing is a main concern for the community. It was suggested that Wood Buffalo Housing and Development should play a very important role in providing low-income housing.
- We need education on finances (e.g., mortgages) because people are not accustomed to buying homes.

## Transit

- There is a lack of public transit for people in town.

## Parks

- The western part of the Hamlet is not well served for parks.
- We want to see more playgrounds and outdoor exercise areas (example in the Muskeg area subdivision).

## Recycling

- There is interest in having a recycling program and a food waste compost system in the community.



## COUNCIL REPORT

Meeting Date: May 1, 2018

### **Subject: Truth and Reconciliation Commission of Canada Calls to Action Update**

#### **APPROVALS:**

**Annette Antoniak**

\_\_\_\_\_  
Director

\_\_\_\_\_  
Chief Administrative Officer

#### **Recommended Motion:**

THAT the Truth and Reconciliation Commission of Canada Calls to Action update be accepted as information.

#### **Summary:**

On November 8, 2016, Council approved an administrative review of the Truth and Reconciliation Commission (TRC) of Canada Calls to Action to identify where the Municipality has the jurisdiction and ability to implement or influence the Calls to Action. Administration has worked to further the reconciliation process through internal workshops, a 2017 symposium, and an online Indigenous learning series. On February 21, 2017, Council approved a motion to continue engagement with Indigenous partners to further the review of the recommended TRC Calls to Action Report.

#### **Background:**

The TRC was established to uncover the truth about Canada's Indian Residential Schools, and to guide and inspire a process of healing towards reconciliation. From 2008 - 2014, the TRC researched official records and visited communities across Canada to hear from thousands of survivors and their families about the impacts of residential schools. Although residential schools acted as a catalyst for the creation of the TRC, the Calls to Action address much deeper, systemic and overarching impacts brought on by colonization. The TRC findings include a Call to Action stating that "knowing the truth about what happened in residential schools in and of itself does not necessarily lead to reconciliation", and therefore Municipalities across Canada have taken active steps to strengthen relationships with Indigenous partners.

#### **Rationale for Recommendation:**

On January 30, 2018, Council approved the 2018-2021 Regional Municipality of Wood Buffalo Strategic Plan. The Strategic Plan has identified Rural and Indigenous

Communities and Partnerships as a critical area of importance of which the Truth and Reconciliation Commission Calls to Action is a key initiative. Many of the recommendations in the TRC Calls to Action can be implemented by the Municipality, and through a process of collaborative engagement, a more inclusive approach of how the Municipality works alongside Indigenous Peoples in the region can be established.

**Strategic Priorities:**

Pillar 1 - Building Responsible Government  
Responsible Government

**Attachments:**

**TRC Calls to Action Update**



# Truth and Reconciliation Commission of Canada Calls to Action Update

Presenter: Dennis Fraser, Director

Department: Indigenous and Rural Relations

Meeting Date: May 1, 2018

“Reconciliation must mean real change for all of our people in all the places we choose to live, change that addresses the wrongs in a way that brings all of us closer together. Human rights, hope, opportunity and human flourishing are not the privilege of one group or one segment of Canadian society; they belong to all of us.”

– *Former National Chief Phil Fontaine*

# Residential Schools

*Residential schools were government-sponsored religious schools established to assimilate Indigenous children into Euro-Canadian culture. (The Canadian Encyclopedia – 2013)*

- 1831 – First residential school opens in Ontario
- 1907 – Mortality rate of students discovered to be as high as 42 per cent
- 1920 – Mandatory attendance for Indian children between the ages of 7 and 15
- 1996 – Last residential school closes in Saskatchewan
- 2007 – Indian Residential Schools Settlement Agreement



# Holy Angels Indian Residential School, Fort Chipewyan

- Holy Angels Indian Residential School was in operation from 1874 – 1974
- Renamed Bishop Piche School in 1964
- Destroyed by fire in 1981
- 59 deaths were recorded at the school out of a registered total of 552 pupils



## Report Findings and Calls to Action

In 2015, the Truth and Reconciliation Commission published a report titled Honouring the Truth, Reconciling for the Future. This report included 94 Calls to Action for all levels of the Canadian government, Indigenous governments, Canadian citizens and residents, policing agencies, private and public institutions, and other interested parties. These Calls to Action were identified ways to redress the legacy of residential schools and advance the process of Canadian reconciliation.

# Municipal Response to Calls to Action

- The Municipality has contracted Infinity Research Services Ltd. to compile input received in a response to the Calls to Action.
- The response will include input that has been obtained from the June 2017 TRC Symposium, internal TRC workshops, and Indigenous partners.
- Once complete, the response to the Calls to Action will be presented to the internal steering committee, Symposium participants and Indigenous governments in the region for further review.
- The response to the Calls to Action will be presented to Council by the end of 2018.



## TRC Internal Workshops

- In June 2017, the Indigenous and Rural Relations Department began facilitating workshops to introduce the concepts of residential schools, the TRC, and the TRC Calls to Actions.
- To date, nine sessions have been facilitated for approximately 120 municipal staff.
- TRC workshops will continue to provide awareness of the historical context surrounding the TRC, and what role municipal staff have in ongoing reconciliation.

## Online Indigenous Learning Series

- The Municipality has contracted C&O Consulting Ltd. to develop two modules (Truth & Reconciliation and Aboriginal Awareness) within an online Indigenous Learning Series.
- The Learning Series is expected to launch in Q3 of 2018 for internal training purposes, with plans for the modules to eventually be released to the general public.

Reconciliation is an ongoing discussion, and although these initiatives highlight some of the positive work that has been done, there is still much more planned for 2018 and beyond. In the words of the Truth and Reconciliation Commission, “reconciliation must inspire Aboriginal and non-Aboriginal peoples to transform Canadian Society so that our children and grandchildren can live together in dignity, peace, and prosperity on these lands we now share.”

## Questions?